

149 HIGH STREET, DUMBARTON, G82 1NZ



TOWN CENTRE



- Good Frontage
- Rear Parking & Loading
- Ground & 1st Floor
- 1,275sq ft
- Rates Exempt
- Rent: £15,000p.a.x.

LOCATION

The property is situated on the east side of High Street opposite its junction with Risk Street within Dumbarton's town centre. Dumbarton is an established town set on the banks of the River Leven where it joins the River Clyde. Dumbarton is one of the principle centres of the West Dunbartonshire area with the town centre providing an array of various commercial occupiers with catchment areas including Renton, Bonhill & Alexandria.

Neighbouring occupiers include Royal Bank of Scotland, Optical Express, Caledonian Property Bureau and HOT Salon.

PROPERTY

The property comprises an end terrace 2 storey commercial unit set within a larger commercial development of steel framed construction.

The property benefits from a prominent aluminium framed and glazed frontage with large display windows. Internally the property has been fitted out to the previous tenants requirements with carpeted flooring within the main retailing area, laminated timber and commercial linoleum with the work space toward the rear. Lighting is provided by way of fluorescent strips recessed within the suspended acoustic tile ceiling, with access to the upper floor is gained via a staircase offset from the main retailing space within the demise providing further office space, store, w.c. and tea prep area.

The property benefits from air conditioning along with private parking and loading area to the rear accessible via Riverside Lane.

AREA

The property extends to the following floor area:

Ground: 92.87sqm (1,000sq ft)
1st: 25.55sqm (275sq ft)
Total: 118.42sqm (1,275sq ft)

NAV/RV

The subjects are currently entered in the Valuation Roll with a Rateable Value of £10,800

The property qualifies for rates exemption under the small business bonus scheme





RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for £15,000p.a.x.

V.A.T.

The property has been elected for V.A.T. which will be payable in addition to rent

E.P.C

Available on request

VIEWING

By appointment only, alternatively virtual viewings can be booked.

LEGAL

Each party shall bear their own legal costs incurred in the transaction

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



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