

61 HIGH STREET, DUMBARTON, G82 1LS



TOWN CENTRE LOCATION



- 1st Floor Restaurant
- Held On F.R.I Lease
- Expiry: 19th January 2037 (No Breaks)
- Passing Rent: £16,900p.a
- Price: o/o £185,000

#### LOCATION

The property is situated on the south side of High Street between its junctions with Quay Street and Riverside Lane in Dumbarton 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 Clydesdale Bank, Energie Fitness, Semi-Chem, Boots and Specsavers.

#### PROPERTY

The property comprises the first floor of a 2 storey commercial development surmounted by a pitched roof.

Access is gained via a single staircase from street level between Semi-Chem and Holland & Barrett leading to a 1st floor foyer with w.c facilities and access to the main dining room.

The property has been renovated to a good standard by the tenant to include laminated timber flooring, recessed L.E.D spots and warm decor within the main dining room with main bar, the kitchen floors have been overlaid in commercial linoleum with extraction canopy systems leading to the rear of the demise.

#### EXECUTIVE SUMMARY

The property is held on a full repairing and insuring head lease on the following terms:

Tenant: Bollywood Lounge Ltd  
 Expiry: 19th January 2037  
 Passing Rent: £16,900p.a  
 Rent Review: January 2026 (3 yearly thereafter)  
 Type: Full repairing & insuring with schedule of condition

#### AREA

The property has been calculated to extend to the following area;

323.29sqm (3,480sq ft)

#### SALE

The property is available on a freehold basis for offers over £185,000

#### V.A.T

Figures quoted exclusive of V.A.T

#### LEGAL

Each party shall bear responsibility for their own legal costs







#### LEASE & TITLE

Available on request

#### VIEWING

Whilst it is a good idea to visit a trading business that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business.

#### 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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