





TO LET/ MAY SELL

Bingo Hall

 **The Rialto,
College Street,
Dumbarton, G82 1NJ**

-  **Town centre location**
-  **Detached building**
-  **Partly renovated**
-  **Alternative use potential**
-  **Ample parking**

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Viewing by appointment with the sole letting/selling agents;

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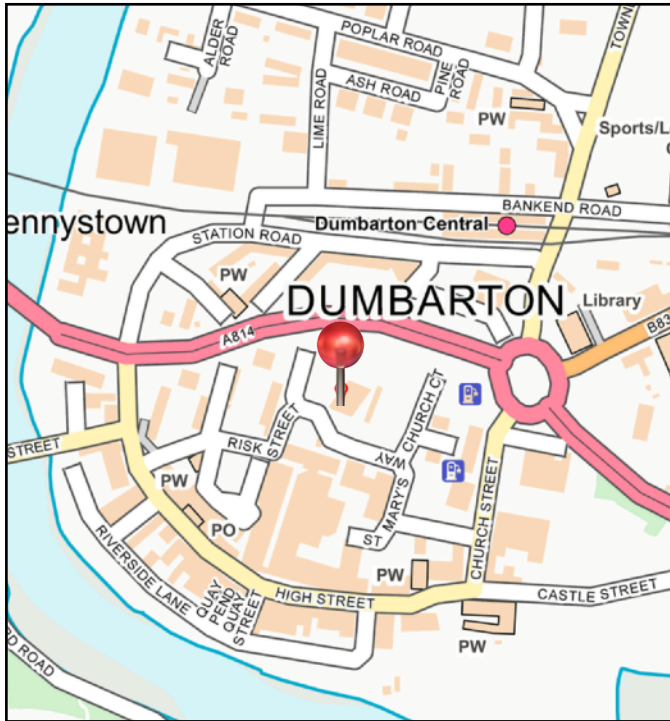
0141 291 5786



Location

Dumbarton is a town in the west of Scotland and on the north bank of the River Clyde. The property is located on the east side of College Street and close to its junction with St Marys Way, a short distance from Dumbarton town centre. The property therefore enjoys good local amenities and shopping facilities within a short walking distance.

Within a couple of hundred yards north of the property lies Dumbarton Central Railway which takes around 4 minutes' walk to reach. The A82, which gives access to the west and Glasgow to the east, is situated a short distance to the north of the town centre.



Description

The subjects comprise a detached former bingo hall of masonry construction arranged over 2 floors under a mix of pitched and flat roof sections. The building was originally constructed in 1933 as a cinema known as The Rialto, then converted into a bingo hall in 1994 before closing in 2020.

Internally, there is a large open hall on the ground floor which leads into a number of rooms including a catering kitchen. On the first floor there are 2 cinema theatres and a number of offices/store rooms. The flooring throughout is of concrete and is covered in carpet and commercial vinyl. The walls are covered in plaster/paint and the ceilings incorporate LED lighting. The building benefits from a gas fired heating system. There is a secure yard to the east of the property and ample parking in the surrounding area. The current owners are currently renovating the subjects and have replaced the entire roof.

This vast building would suit a wide range of uses including a nursery, restaurant, religious facility or children's play area, subject to obtaining any required consents from the local authority. It may also be suitable for conversion from commercial use to residential.

Accommodation

The property provides the following approximate gross internal floor areas;

Floor	Accommodation	GROSS INTERNAL AREA	
		sq m	sq ft
Ground & First	Hall, cinemas, offices, kitchen & storage	669	7198

Offers

The subjects are available to lease on a full repairing and insuring basis, at a rent of £45,000 per annum. Alternatively, our clients' may consider selling their heritable interest at offers in the region of £495,000.



Particulars

Rateable Value	£18,500
EPC	Available upon request
VAT	Not payable on rent or purchase price
Legal Costs	Each party responsible for their own

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