

DEVELOPMENT OPPORTUNITY



The Rialto, 121 College Street, Dumbarton, G82 1NH

Detached cinema & bingo hall available to lease or buy in Dumbarton

Summary

Tenure	To Let / For Sale
Available Size	7,198 sq ft / 668.72 sq m
Rent	£45,000 per annum
Price	Offers in the region of £495,000
Rates Payable	£9,262.80 per annum
Rateable Value	£18,600
EPC Rating	Upon enquiry

Key Points

- Town centre location
- Partly renovated
- New key point...
- Detached building
- Alternative use potential
- Ample parking

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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.

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.

Offers

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

Rateable Value

According to the Scottish Assessors Association, the subjects have a Rateable Value of £18,600.

EPC

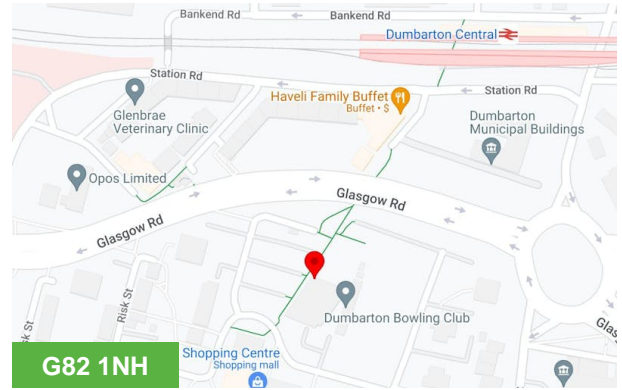
A copy of the Energy Performance Certificate (EPC) is available upon request.

VAT

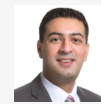
Not payable on the rent or purchase price.

Legal Costs

Each party will be responsible for their own legal costs.



Viewing & Further Information



Shahzad Shaffi

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LAND REGISTER
OF SCOTLAND

Officer's ID / Date

2719
13/3/2012

TITLE NUMBER

DMB42024



ORDNANCE SURVEY
NATIONAL GRID REFERENCE

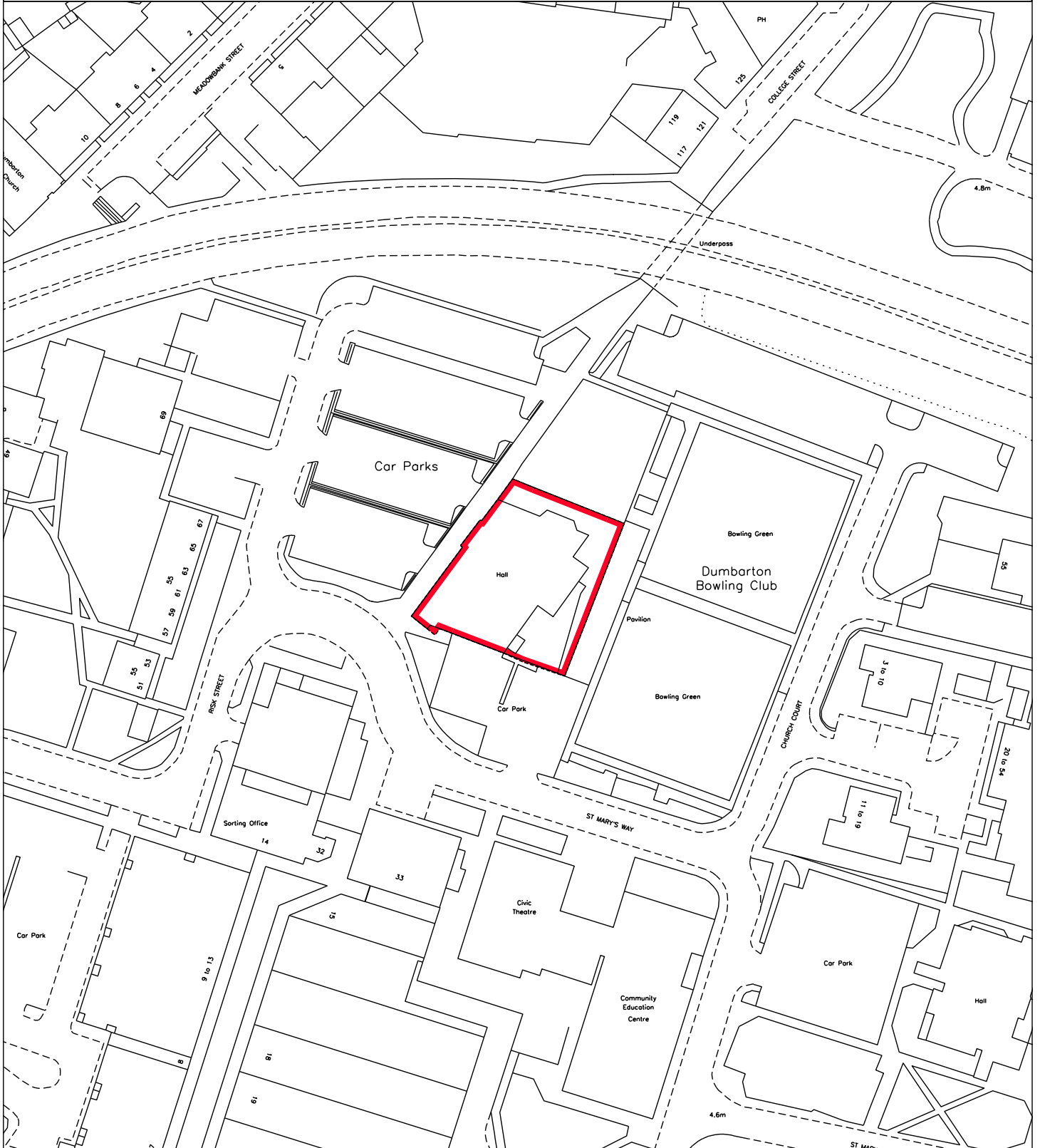
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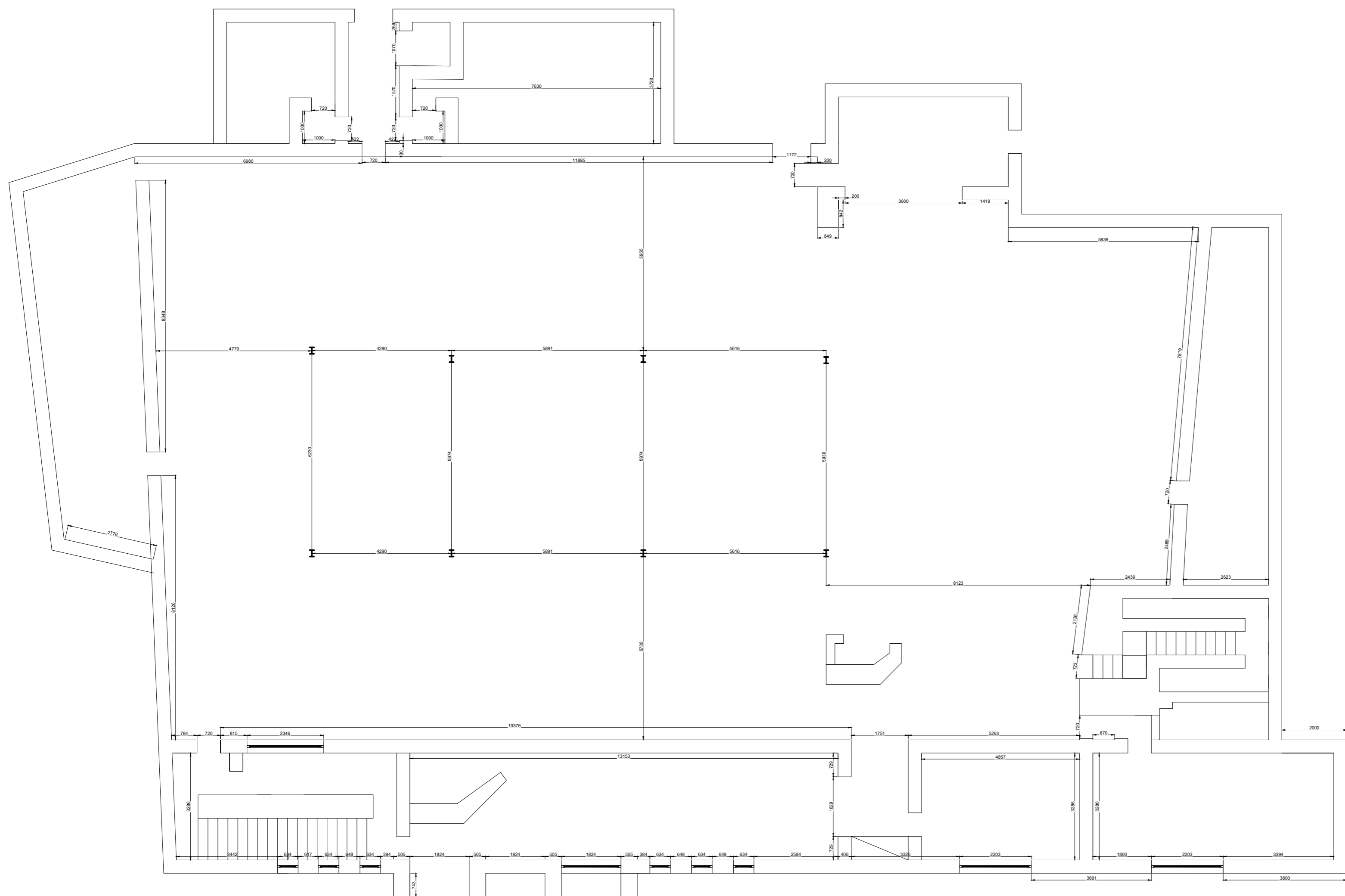
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Survey Scale

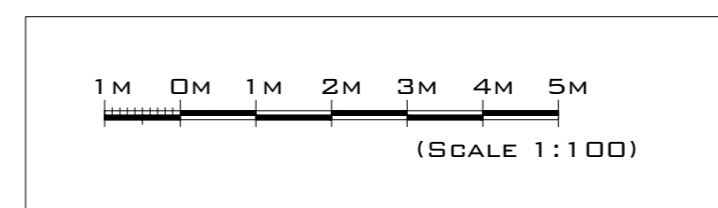
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EXISTING GROUND FLOOR PLAN
SCALE 1:100



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REV	DESCRIPTION	DATE

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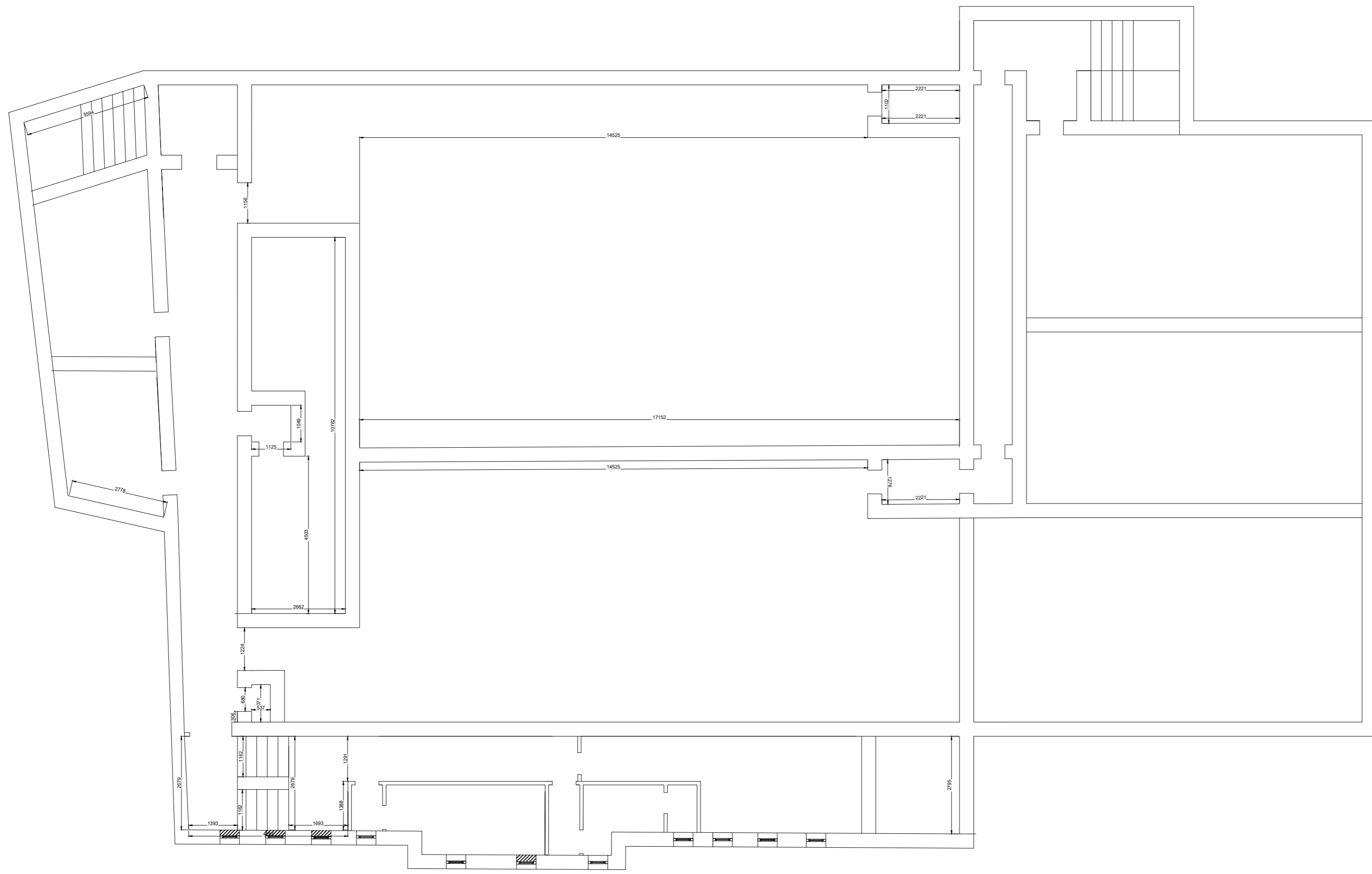
JOB TITLE
BINGO HALL, DUMBARTON

DRAWING TITLE
EXISTING GROUND FLOOR PLAN

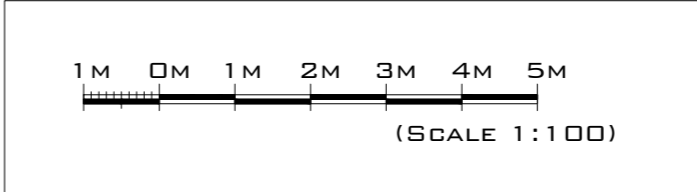
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A2@1:100	ES	17-09-2021
ISSUE	CHECKED	DATE CHECKED
DRAFT	HR	17-09-2021

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DRAWING NUMBER:-
LS21-162-002



EXISTING FIRST FLOOR PLAN
SCALE 1:100



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JOB TITLE
BINGO HALL, DUMBARTON

DRAWING TITLE
EXISTING FIRST FLOOR PLAN

SCALE A2@1:100	DRAWN ES	DATE 17-09-2021
ISSUE DRAFT	CHECKED HR	DATE CHECKED 17-09-2021

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DRAWING NUMBER:-
LS21-162-003