



## 365 Kilbowie Road, Clydebank, G81 2TU

Retail unit to let in Clydebank

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	747 sq ft / 69.40 sq m
<b>Rent</b>	£15,500 per annum
<b>Rates Payable</b>	£5,527.80 per annum The occupier may be eligible for rates relief, subject to status.
<b>Rateable Value</b>	£11,100
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Main road frontage
- Busy thoroughfare
- No VAT on rent
- Close to town centre
- Rates exempt

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## Description

The subjects comprise a ground floor retail unit within a mid-terraced building of masonry construction arranged over four floors. The accommodation above the shop appears to be residential in nature.

The shop has an aluminium glazed frontage and is accessed via a recessed single pedestrian door which leads into the sales area. Internally, there is a large open retail space which is fairly rectangular in shape. Welfare facilities are provided to the rear of the shop. The floor is covered in laminate and the walls are of plaster/paint. The ceiling is of suspended tile which incorporates fluorescent strip lighting. There is no gas supply to the property and space heating is provided electrically. The property was previously a vape shop and is suitable for alternative uses.

## Location

Glasgow is Scotland's largest city and is situated in the central belt and on the west coast.

Clydebank is located within West Dunbartonshire, approximately seven miles west of Glasgow City Centre. The property is located on the west side of Kilbowie Road (A8014) in close proximity to Clydebank town centre forming part of an established retail parade.

Kilbowie Road comprises a mixture of commercial and residential properties and acts as the main arterial road to Clydebank town centre. The town has convenient transport links provided via several railway stations, linking to the national rail network, and bus services link the town to Glasgow and beyond.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	747	69.40

## Offers

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £15,500 per annum. Full quoting terms are available upon request.

## Rateable Value

According to the Scottish Assessors Association, the subjects have a Rateable Value of £11,100. The occupier may be eligible for rates relief, subject to status.

## EPC

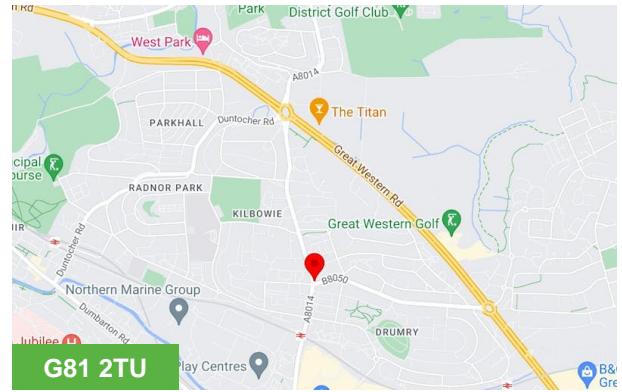
A copy of the Energy Performance Certificate (EPC) is available upon request.

## VAT

The subjects are not elected for VAT, therefore, no VAT is payable on the rent.

## Legal Costs

Each party will be responsible for their own legal costs.



## Viewing & Further Information



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