



**ALLIED
SURVEYORS
SCOTLAND**

Tel: 0141 337 7575 @Allied_Scotland

www.alliedsurveyorsscotland.com



TO LET (MAY SELL)


165 High Street, Dumbarton G82 1NZ

- Prominent Position With Excellent Frontage
- Strong Traffic Flows
- Next To Car Park
- Potentially Rates Exempt
- Competitive Terms Available

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

Dumbarton is situated on the Firth of Clyde approximately 16 miles to the west of Glasgow. The property is located on the south most corner of High Street and Bridge Street on the northern periphery of the town centre. It occupies a highly prominent position opposite a car park with surrounding occupiers including Allen & Harris and Caledonia Bureau.

DESCRIPTION

The property comprises a ground and first floor retail premises within a self-contained traditional two storey building. It benefits from a very visible and extensive frontage with a centrally positioned entrance door protected by automated security roller shutters.

ACCOMMODATION

The accommodation comprises a highly visible retail area with staircase to first floor level where ancillary storage, office and staff amenities are situated.

FLOOR AREA

We calculate the net internal floor area of the property as follows:

Ground Floor:	54.44 sq m (86 sq ft)
First Floor:	54.81 sq m (590 sq ft)
TOTAL:	109.25 sq m (1,176 sq ft)

RATING ASSESSMENT

The property is entered in the Valuation Roll from 1 April 2023 at £12,200.

The property is therefore eligible for rates relief under the Small Business Bonus Scheme.

VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

Gregor Hinks | Grant Strang | Tel. 0141 337 7575

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ENERGY PERFORMANCE CERTIFICATE

Energy Performance Indicator – G

TERMS

Our client is seeking a rent of £12,500 per annum on lease terms mutually acceptable between parties.

Our client is also open to receiving offers in the region of £90,000.

VAT

Not applicable.

OFFERS

In the normal Scottish form addressed to this office.

LEGAL COSTS

Each party to bear their own legal costs.

DATE OF ENTRY

To be mutually agreed.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s) / occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

