

Club Mango
70 Dumbarton Road, Clydebank, G81 1UG

Rent £30,000 per annum

Leasehold Price £50,000

- Fantastic main road location
- Walk in condition & ready to operate
- First floor with main entrance on Dumbarton Road
- Incentives available to suitable operator

SITUATION

Club Mango is situated on the busy Dumbarton Road in Clydebank. Located round the corner from the main shopping centre the Club is close to numerous bars and restaurants.

THE PROPERTY

The property is set on the first floor of a modern building. Extending to app. 4000 sqft with a capacity for 400 people. With main door entrance on Dumbarton Road the Club offers central bar area, ample seating, dance area and cloakroom along with toilet facilities and office.

Our client refurbished the unit to its present standard and it is fitted and ready to operated. Equipment etc will be included in the premium.

Internal viewing recommended to be fully appreciated.

TRADE

Due to personal reasons the business currently operates 1 day a week.

STAFF

There are no staff.

LICENCE

Premises Licence under the Licensing (Scotland) Act 2005.

SERVICES

Mains gas, electricity and water.

Energy Performance Certificate

Club Mango — EPC Rating is available upon request.

RATEABLE VALUE

Club Mango - Rateable Value £38,250 (effective 1st April 2017): Draft Rateable Value £38,250 (effective 1st April 2023)

TENURE

Leasehold

LEASE TERMS

The subjects are offered on the basis of a new Full Repairing and Insuring lease, seeking a rental of £30,000 per annum. The lease terms are up for negotiation, there will be a rental deposit sought based on the level of rent.

Any new tenant(s) must be demonstrably capable of fulfilling their obligations under the lease agreement and references will be requested without exception.

LEASEHOLD PRICE

Offers around £50,000 are invite for the leasehold interest in the property, the trade fixtures, fittings, furnishings and equipment.

LEGAL COSTS

Each party will be responsible for their own legal costs.

FINANCE/ BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property. Offers

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the addresses below:

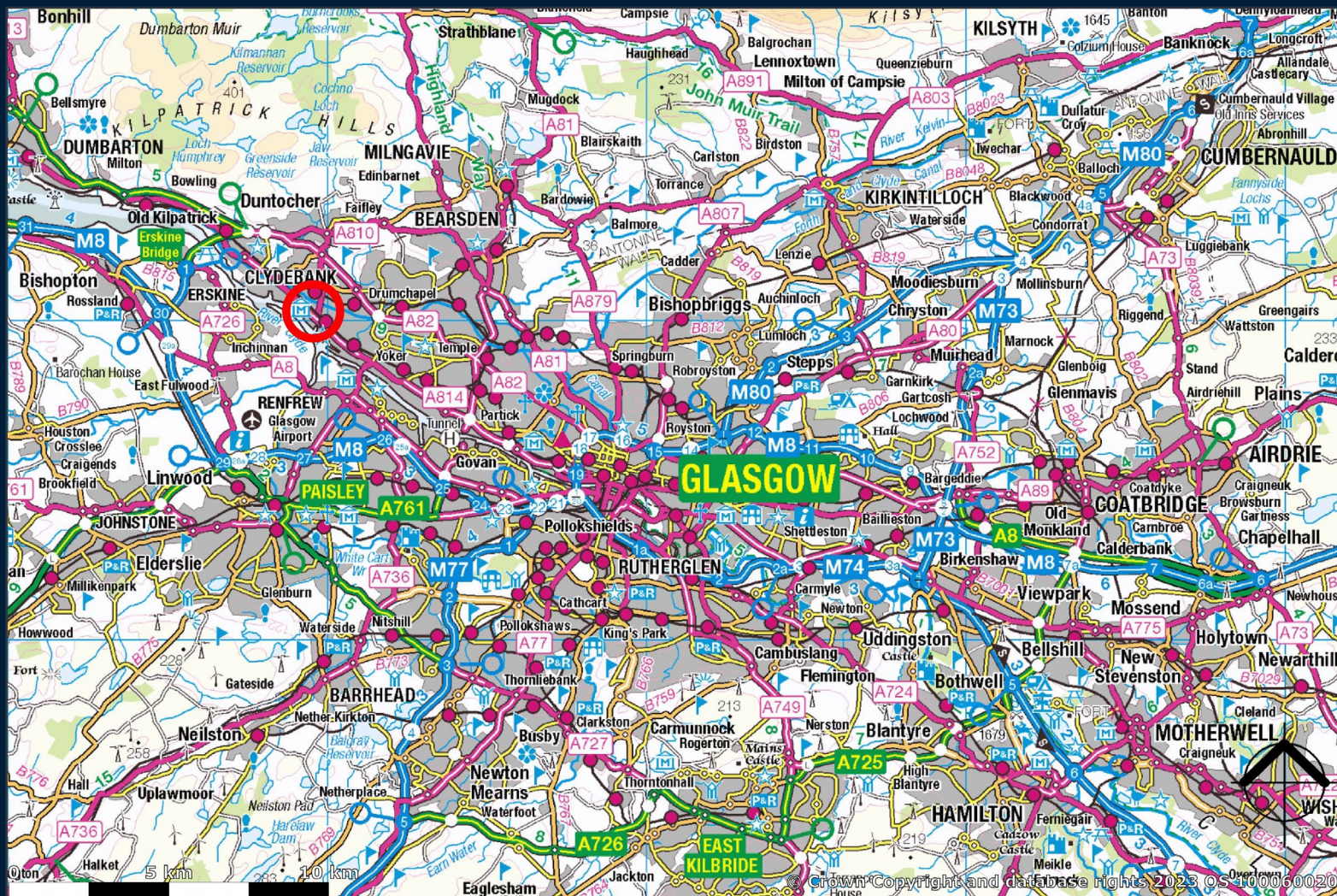
Graham + Sibbald
233 St Vincent Street, Glasgow, G2 5QY
Email — LT@g-s.co.uk



For any queries or to arrange a viewing, please contact —



Martin Sutherland
Licensed Trade and Business
Agent
07768 704203
Martin.Sutherland@g-s.co.uk



ANTI-MONEY LAUNDERING (AML) PROCESS
Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: March 2023