# TO LET



## Retail Unit that would suit various uses

### 470 Dumbarton Road, Clydebank G81 4DN

#### Location

The shop is situated on the north side of Dumbarton Road close to the junction with Nairn Street in the Dalmuir District of Clydebank. This stretch of Dumbarton Road is a busy vehicular route linking Clydebank with Old Kilpatrick, the A82, the Erskine Bridge and beyond.

The surrounding area is residential in character. The adjoining occupiers are the Cabin Inn Public House and Mexican Grill Takeaway. Other nearby occupiers include G M Insurance Services, Dalmuir Dental, Shop Local and Polish Deli. Golden Jubilee Hospital and the Best Western Beardmore Hotel are within close proximity.

#### **Description**

The shop benefits from modern shop front set behind security shutters. Internally the shop comprises a good size front retail / sales area with a kitchen and WC at the rear.

#### **Accommodation**

The premises comprise a lock up shop unit with the following floor areas:

Frontage: 7.28 m (23 ft 11 ins)
Depth: 12.35 m (40 ft 6 ins)
NIA: 86.91 sq m (935 sq m)

#### **Business Rates**

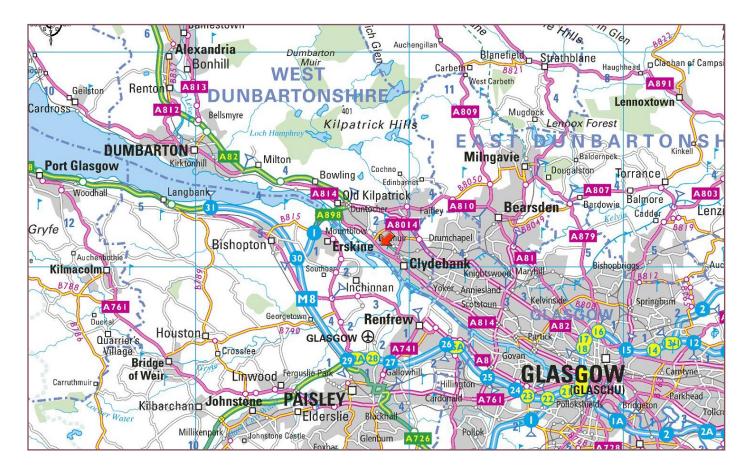
Rent £750 pcm RV £9,700 Payable £4,753

#### **Rent / Lease Terms**

The rent is £9,000 per annum.

The premises are available on a full repairing and insuring basis for a term to be agreed.





#### **Rateable Value**

As the Rateable Value is under £12,000, the premises qualify for 100% Rates Relief under the Small Business Bonus Scheme. For further info please contact the Director of Finance at West Dunbartonshire Council.

#### **Planning**

We understand from our discussions with the Planning Department that there is no use classification for this property and therefore any proposed use will require a new planning permission

#### **Energy Performance Certificate**

A copy of the EPC will be provided upon application.

#### Date of Entry

By arrangement.

#### **Legal Costs**

Each party will be responsible for their own legal costs and outlays including VAT incurred.

#### **VAT**

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

#### **Anti Money Laundering Regulations**

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 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 the transaction can proceed.

#### Viewing

#### Marc Erunlu

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Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control, we will inform enquirers of any changes at the earliest opportunity. November 2023