



QUALIFIES FOR
100% RATES RELIEF



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

marc@lapsleymcmanus.com

Lapsley McManus Property Consultants

Clyde Offices, 48 West George Street, Glasgow G2 1BP

info@lapsleymcmanus.com

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 without our control; we will inform enquirers of any changes at the earliest opportunity. November 2023

For further information please call today 0141 556 1222