



1st Floor Fitness Studio

54 Kilbowie Road, Clydebank G81 1TH

Location

The subjects occupy a highly prominent corner position at the junction of Kilbowie Road and Chalmers Street in the heart of Clydebank town centre. Clydebank is located on the north bank of the River Clyde and is the largest town in West Dunbartonshire with a population of just under 30,000. The town lies 7.5 miles west of Glasgow city centre.

There are 260,000 people within a 15 min drive time of Clydebank (source CACI) and the West College campus (10,000) students) lies closeby. The new Yoker to Renfrew bridge, shall be opening soon connecting with the South Side of the River Clyde.

The premises lie diagonally opposite the southern end of Clyde Shopping Centre. The shopping centre is anchored by Omniplex Cinema, Primark, Dunelm, TJ Hughes, New Look, Nando's, JD Sports and Asda. The Co-op department store lies close to the subjects.

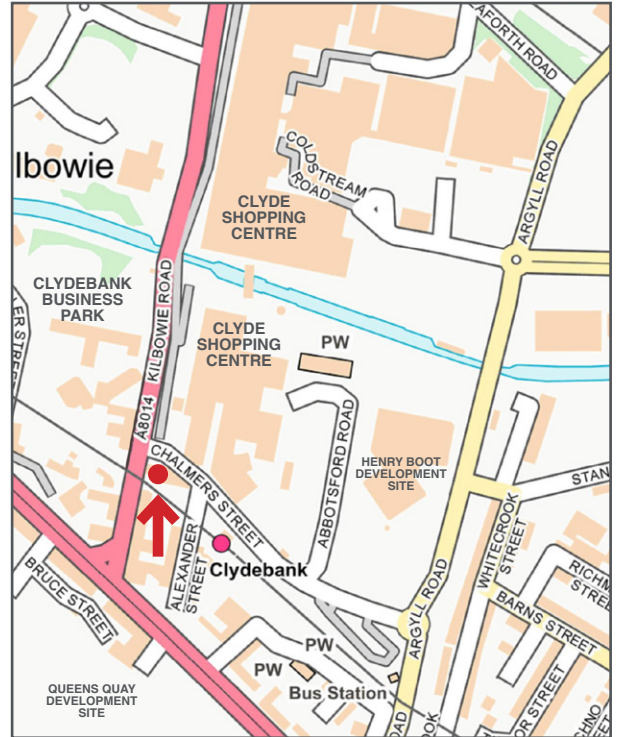
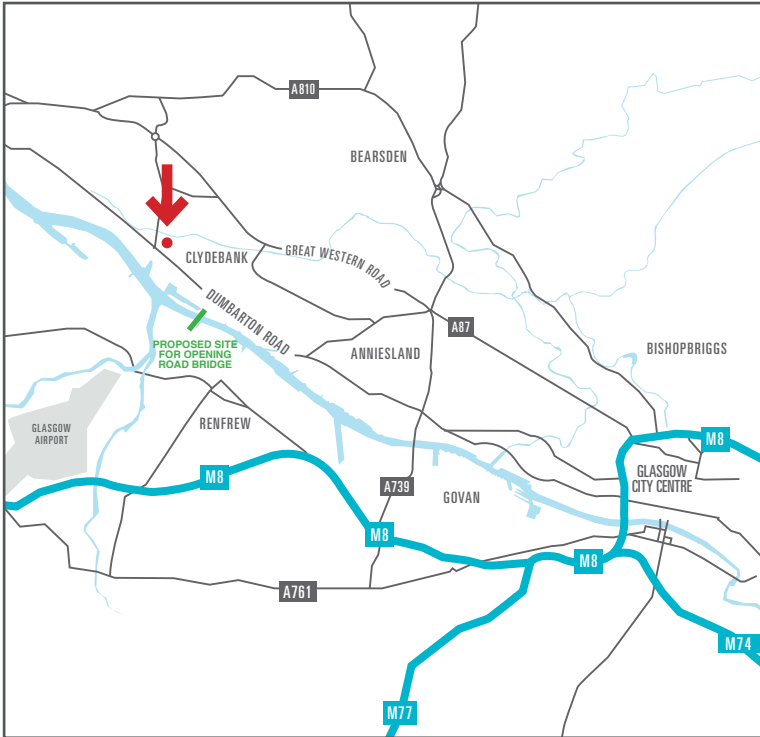
There is ample free car parking locally. The town is accessible from the A814 (Dumbarton Road / Glasgow Road) and A82 (Great Western Road), both of which connect with the M8 motorway.

Clydebank Train Station lies approximately 100m from the premises providing frequent train services to central Glasgow every 15 minutes. There are frequent bus connections to Glasgow, Dumbarton and the surrounding area operating along Kilbowie Road and Dumbarton Road.

Description

The subject comprise the 1st floor of a corner positioned modern 2 storey brick built property under a flat roof. The subjects adjoin a public house with a newsagents and hot food take away VStairs provide access to the 1st floor which is arranged to provide an open plan training studio, male and female toilets an office and store.

There is a loading / service lane to the rear of the subjects.



Promap Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationary Office © Crown Copyright 39954X. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher.

Floor Area

First Floor 1,285 sq ft (119.42 sq m)

Rent / Terms

O/O £10,000 pa
The property is not elected for VAT

The premises are available by way of a new full repairing and insuring lease.

Business Rates

Ground Floor: £8,600

An occupier can appeal the Rateable Value upon taking entry. The premises qualifies for 100% rates relief under the small business bonus scheme. For further information please contact the Director of Finance at West Dunbartonshire Council.

Energy Performance Certificate

A copy of the EPC can be provided upon request.

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.

Legal Costs

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

Viewing

Marc Erunlu
marc@lapsleymcmanus.com

Emma Louise Erunlu
emma@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 outwith our control; we will inform enquirers of any changes at the earliest opportunity. May 2020