



LapsleyMcManus
Property Consultants

To Let / May Sell



Retail Premises

36 Kilbowie Rd, Clydebank G81 1TH

Location

The subjects are located on the east side of Kilbowie Road, close to the junction with Dumbarton Road (A814), 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.

The new Renfrew Bridge connects the nearby Yoker with Renfrew, Braehead and the M8 motorway. The premises lie a short walk from the southern end of Clyde Shopping Centre.

Surrounding occupiers include **Perfect Tan, Clyde Dental Practice, Clydebank Estate Agents, Louisa Hair & Beauty, Chandlers Bar, PRG Solicitors, Arthur Bower & Co Accountants, Blair & Bryden Solicitors** and **Dance Off**.

There is ample free car parking locally.

Clydebank Train Station is a short walk 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 premises comprise a mid terraced ground floor shop within a 3 Storey tenement under a pitched and tiled roof.

The shop benefits from extensive frontage with display windows either side of a centrally positioned aluminium framed entrance door. The shop front and entrance are secured by roller shutters. The premises comprise a retail area to the front, with workshop / storage to the rear and a small toilet.

Floor Area

505 sq ft (46.95 sq m).

AGENCY / INVESTMENT / VALUATION / RENT REVIEWS / RATING



Price / Rent

Offers over £80,000 or £8,000 per annum exclusive of VAT.

Any new lease shall be on Full Repairing and Insuring terms for a length to be agreed.

Business Rates

RV: £5,400
Payable: Nil

The premises qualify for 100% rates relief under the Small Business Bonus Scheme, for further information please contact the Director of Finance at West Dunbartonshire Council.

Common Charges

The tenant shall be responsible for payment of Factoring / Common Charges for the maintenance / upkeep of the buildings common parts.

Legal Costs

Each party is responsible for their own legal costs and the tenant shall be responsible for lease registration costs and land tax as standard.

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

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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. September 2025.