



1st Floor Coffee Shop

143 High Street, Dumbarton G82 1LE

Location

Dumbarton is located approximately 16 miles west of Glasgow with a population of approximately 32,000 and an approximate catchment of 95,000. Dumbarton is the administrative centre for West Dunbartonshire and the main retailing centre for surrounding settlements such as Alexandria, Balloch and Helensburgh.

The premises occupy a prominent corner position on the south side of High Street at its junction with Riverside Lane.

Surrounding occupiers include Optical Express, Savers, Nationwide, Cancer Research, Bank of Scotland and Caledonia Bureau Estate Agents. Extensive public car parking is available to the rear of the subjects.

Description

The premises comprise a first floor retail unit within a two storey end terraced property.

Access is gained via a stairwell to the rear of the property.

Internally, the premises are arranged as a coffee shop comprising an open plan area for customer seating with excellent natural daylight, customer counter, kitchen and WC.

Floor Area

515 sq ft (48 sq m)



Rent / Terms

Offers over £7,000 pa exclusive of VAT are invited.
The premises are offered on a new FRI lease.

Business Rates

RV	£4,750
Payable	£2,330

At this level the premises qualify for 100% reduction on Business rates. For further information, contact the Director of Finance at West Dunbartonshire Council.

Energy Performance Certificate

A copy of the EPC can be provided upon request.

VAT

All terms are quoted exclusive of VAT where applicable.

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 outwith our control; we will inform enquirers of any changes at the earliest opportunity. October 2023

For further information please call today 0141 556 1222