

# Culverwell

PROPERTY CONSULTANTS

## PROMINENT RETAIL UNIT TO LET

**65 HIGH STREET, DUMBARTON, G82 1LS**

### LOCATION

Dumbarton is located approximately 16 miles north west of Glasgow with a population of approximately 32,000 people. Dumbarton is the administrative and retailing centre for surrounding settlements such as Balloch, Alexandria and Helensburgh.

The subjects occupy a prominent position on the south side of High Street which is the town's principle retailing thoroughfare. Surrounding occupiers include Holland & Barratt, Semi-Chem, Boots, Specsavers, Barclays, Card Factory and Poundland.

The exact location of the premises is shown on the attached street traders plan.

### ACCOMMODATION

The subjects comprise a ground floor retail unit providing the following approximate dimensions and areas:

Gross Frontage	23 ft 8 ins	7.28 m
Net Frontage	21 ft 6 ins	6.59 m
Ground Floor Area	2,120 sq ft	196.96 sq m

### RATING

We have been verbally advised by the local Assessor's Department that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£29,000
Commercial Rate Pounding (exclusive of water and sewerage rates)	£0.426

### PLANNING

The subjects currently benefit from Class 1 retail consent although may be suitable for alternative uses. Interested parties are advised to make their own enquiries directly with the local Planning Department for further information regarding alternative uses.

### RENT

Offers of £29,000 per annum exclusive of VAT are invited.

### LEASE TERMS

The property is available on the basis of a new long term full repairing and insuring lease with the provision of 5 yearly rent reviews.



### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. The ingoing tenant will be responsible for any Stamp Duty Land Tax and any VAT incurred thereon.

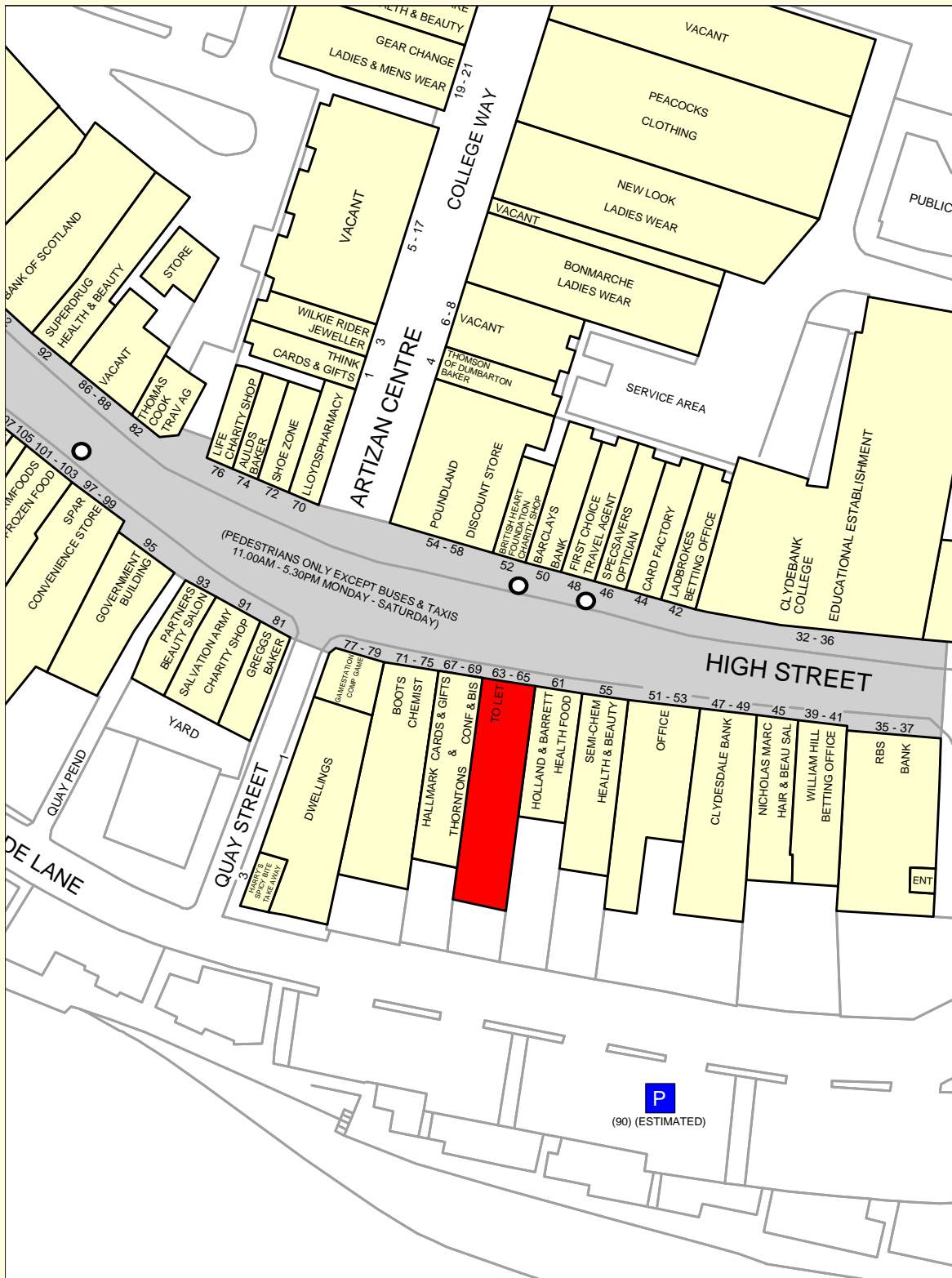
### ENTRY

By agreement.

### VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: David O'Shea  
Tel: 0141 248 6611  
Email: [david.oshea@culverwell.co.uk](mailto:david.oshea@culverwell.co.uk)



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