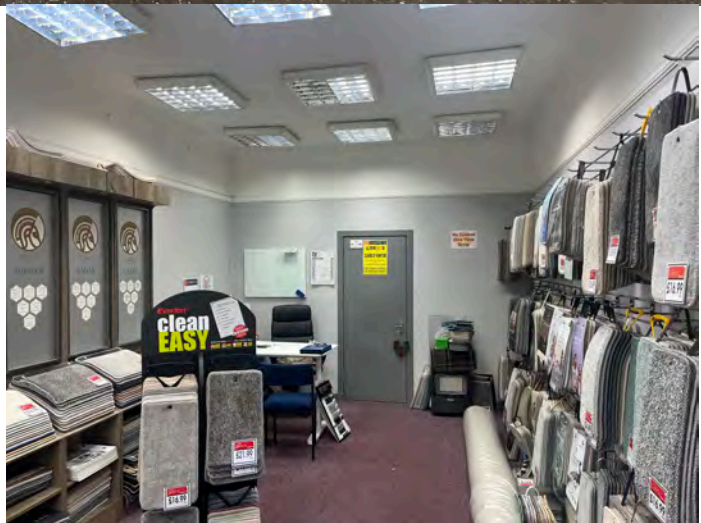




**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0141 337 7575 X @Allied_Scotland
www.alliedsurveyorsscotland.com



TO LET / MAY SELL

13 Bridge Street, Dumbarton G82 1NY

- ✓ Well presented retail premises
- ✓ Opposite a car park
- ✓ No rates payable
- ✓ NIA: 30.99 sq m (334 sq ft)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0141 337 7575 X @Allied_Scotland
www.alliedsurveyorsscotland.com

LOCATION

The property is situated on the south side of Bridge Street just off High Street within Dumbarton town centre. Bridge Street is one of the principal routes into the town centre from the west and there is a car park opposite the property generating additional traffic and pedestrian footfall. The majority of businesses in this location are long established benefiting from their accessibility and convenience in comparison to units on High Street.

DESCRIPTION

The property comprises a well presented ground floor retail unit with modern frontage and automated roller shutter. The property forms part of a 3 storey tenement building, the upper floors being in residential use.

ACCOMMODATION

Retail area with small staff room/office to rear. A private w.c. is located at the western end of the terrace neighbouring the public house.

FLOOR AREA

We calculate the net internal floor area of the property at 30.99 sq m (334 sq ft).

RENT

Rent on application.

Our client may consider an offer to purchase.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £3,250 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate Rating: G

OFFERS

In the normal Scottish form addressed to this office.

ACQUISITION COSTS

Each party shall be responsible for their own legal costs incurred in connection with the eventual tenant liable for any Land Building and Transaction Tax (LBTT) and VAT thereon.

DATE OF ENTRY

To be mutually agreed.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 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 any transaction can proceed.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent, Allied Surveyors Scotland Ltd

Gregor Hinks BSc MRICS | Tel. 0141 337 7575

gregor.hinks@alliedsurveyorsscotland.com

Grant Strang MA (Hons) MRICS | Tel. 0141 337 7575

grant.strang@alliedsurveyorsscotland.com



**SCOTTISH
PROPERTY
AWARDS 2024**
Commercial and Public Property

FINALIST