



Holland & Barrett

TOWN CENTRE RETAIL UNIT

- > NIA: 192.73 SQ M, (2,075 SQ FT)
- > HIGH QUALITY GROUND FLOOR RETAIL UNIT
- > LOCATED IN DUMBARTON TOWN CENTRE
- > HIGH LEVEL OF PEDESTRIAN FOOTFALL
- > BENEFITS FROM A PROMINENT, GLAZED SHOP FRONTAGE
- > RENT: OIEO: £16,000 P.A.

Lady C Boutique OMNI HAIR & BEAUTY

TO LET

65 HIGH STREET, DUMBARTON, G82 1LS

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LOCATION

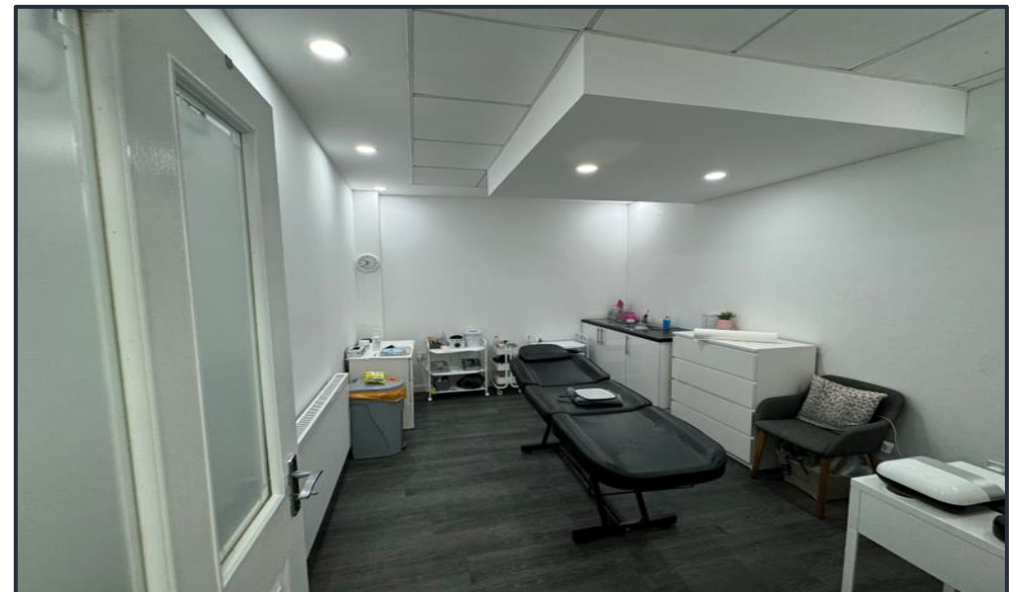
Dumbarton is the main shopping and administrative town within the West Dunbartonshire council area. The town lies 17 miles west of Glasgow city centre and is linked by a 30 minute drive to Glasgow by both the A82 and M8, via the Erskine Bridge and benefits from good public transport links provided by both bus and railway.

The subjects are located adjacent to Holland and Barrett and are situated to the south of High Street, Dumbarton's prime retailing thoroughfare, which benefits from a high level of pedestrian footfall. Occupiers within the surrounding area are a mix of local and national retailers, which include Costa Coffee, Boots, Royal Bank of Scotland and Greggs.

DESCRIPTION

The subjects comprise of a ground floor retail unit contained within a traditional three-storey building. The property benefits from an extensive double display window with a centralised pedestrian access door.

Internally, the subjects comprise of a generous sales area to the front of the property incorporating a modern and high quality fit out. The rear of the property is currently utilised and fitted out as a beauticians, comprising a large space populated with numerous hairdressing stalls as well of two separate treatment rooms, w/c and kitchen facilities.



RENTAL

OIEO:- £16,000 per annum ex VAT.

EPC

A copy of the EPC certificate can be provided upon request.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

RATING

The premises are entered in the current Valuation Roll with a rateable value of £15,500.

The business rate poundage for 2024/25 is £0.498 to the pound.

PLANNING

We understand that the property benefits from having consent in line with its previous use.

The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any occupier to satisfy themselves in this respect.

LEGAL COSTS

Please note that each party is responsible for their own legal costs relative to the letting.

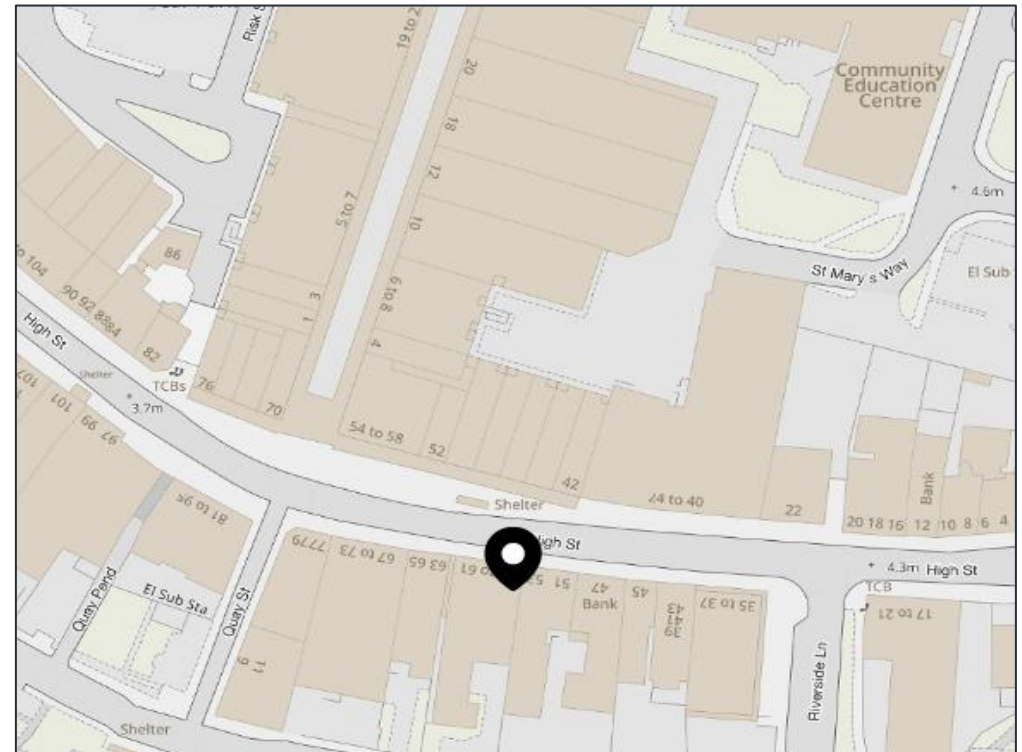
ANTI MONEY LAUNDERING REGULATIONS

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.

ACCOMMODATION

From measurements taken on site and in accordance with the RICS code of measuring practice 6th edition on a net internal area (NIA) basis, we calculate the subjects extend as follows:

ACCOMMODATION	Sq M	Sq Ft
TOTAL	192.73	2,075



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLISHED: JUNE 2024**