



eric young & co

# Retail

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## TO LET

### Prominent Retail Unit

Unit 11A College Way  
Artizan Shopping Centre  
Dumbarton



#### LOCATION

Dumbarton is the administrative centre for West Dunbartonshire, situated 20 miles north-west of Glasgow and has excellent road and rail communications links. The town draws from a district population of approximately 95,000 people.

The Artizan Centre sits in 100% prime pitch on Dumbarton High Street and existing tenants include **Sports Direct, New Look, Peacocks, Poundland, Specsavers, First Choice, Card Factory** and **Lloyds Pharmacy**.

#### ACCOMMODATION

The unit is arranged over ground floor and extends to the following approximate net internal floor area:

Ground Floor	1,554 sq ft	(144.37 sq m)
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#### LEASE

The premises are available on a new lease of negotiable duration.

#### RENT

Offers of **£15,000 per annum** exclusive are invited.

#### RATING

The property is yet to be assessed for rating purposes. Interested parties should verify this with the Local Authority Assessors.

#### SERVICE CHARGE

The estimated annual service charge for the current year is approximately £1,135.15.

#### ENERGY PERFORMANCE CERTIFICATE

EPC Rating = E

#### DATE OF ENTRY

By arrangement.

#### LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

#### VIEWING

All viewings are strictly by prior arrangement with Eric Young & Co - 0131 226 2641 or our joint letting agents BNP Paribas Real Estate and Frank Real Estate.

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