



eric young & co

# Retail

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## TO LET

### Prime Retail Unit

Unit 33, 28-32 High Street  
Artizan Shopping Centre  
Dumbarton

With Class 3 Consent



#### 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, Store Twenty One, New Look, Peacocks, Poundland, Specsavers, Card Factory** and **Lloyds Pharmacy**. The premises occupy a prime position on the High Street close to **Ladbrokes** and **Card Factory**.

#### ACCOMMODATION

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

Ground Floor	1,895 sq ft	(176.05 sq m)
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#### LEASE

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

#### PLANNING

The property currently benefits from Class 3 (Food and Drink) consent. Interested parties are advised to make their own enquiries to the local Planning Department in respect of alternative uses.

#### RENT

Offers of **£37,000 per annum** exclusive are invited.

#### RATING

The premises are yet to be assessed for rating and interested parties should speak with the Local Authority Assessors purposes.

#### SERVICE CHARGE

The estimated annual service charge for the current year is approximately £4,573.46.

#### ENERGY PERFORMANCE CERTIFICATE

EPC Rating = F

#### 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 incoming 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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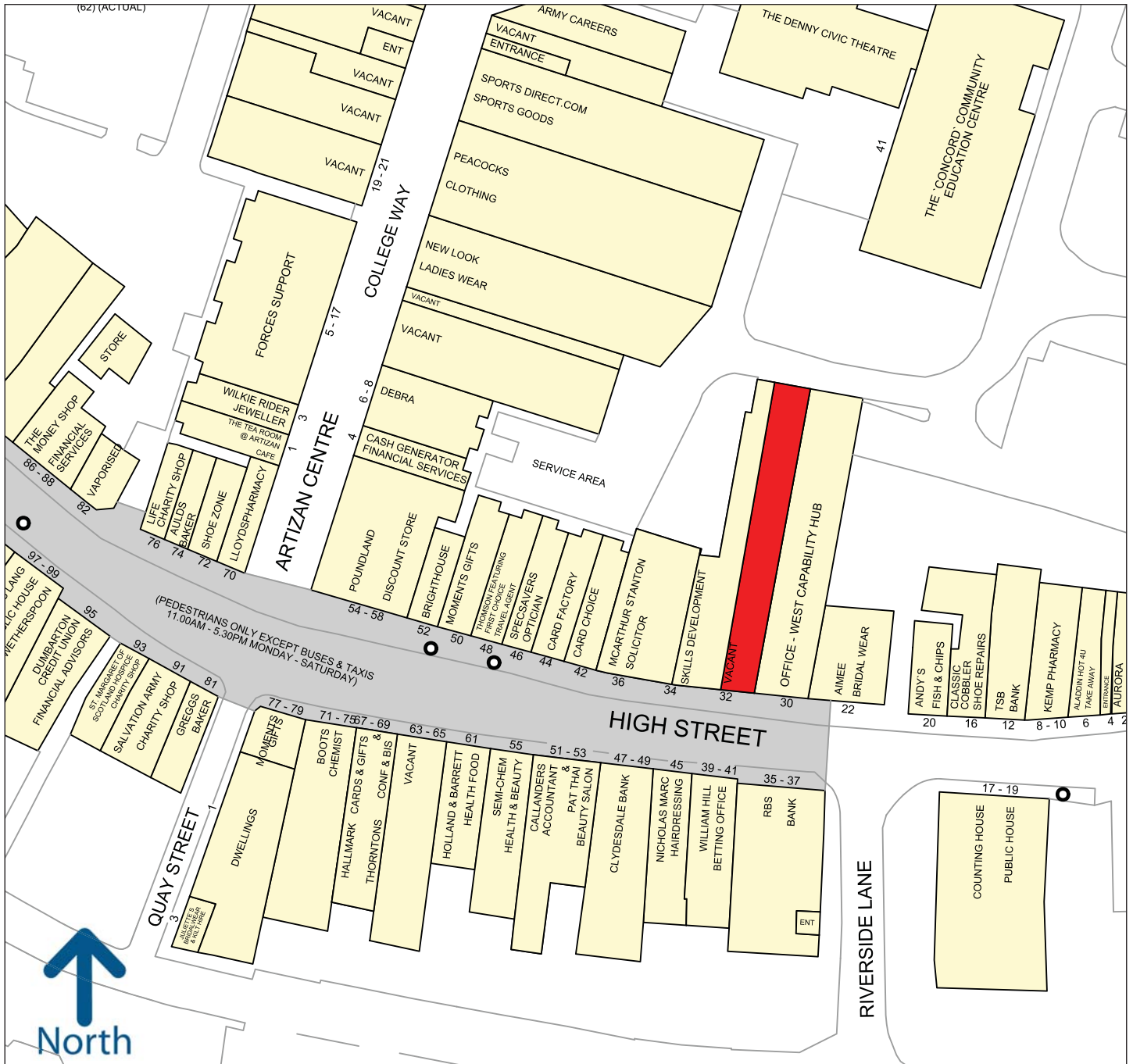
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