



To Let

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

Prime Retail Unit (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, New Look, Peacocks, Poundland, Specsavers, Card Factory** and **Lloyds Pharmacy**.

Accommodation

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

Rating

Proposed Rateable Value 2017 £14,300
Estimates Rates Payable (for 2017/2018) £6,664

Energy Performance Certificate

EPC Rating: F

VAT

All prices, rents, etc, are quoted exclusive of VAT which will be charged at the prevailing rate.

Term

The property is available on a new lease of negotiable duration. Rental offers of £37,000 pa are invited.



Service Charge

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

Viewing & Further Information

All viewing and further information is via the joint letting agents.



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or

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or

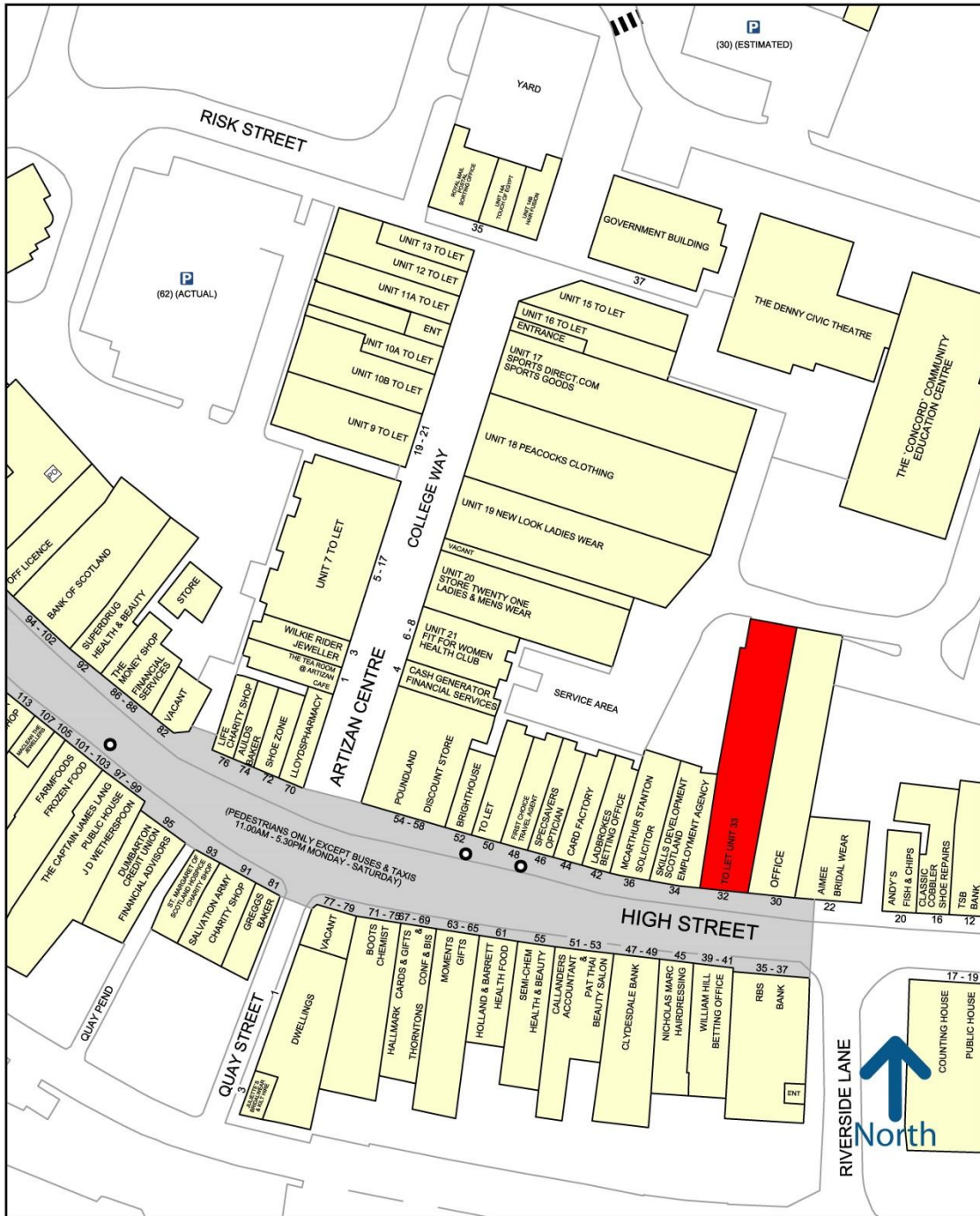
Eric Young & Co

**Subject to Contract
January 2017**





Dumbarton



50 metres

Experian Goad Plan Created: 15/06/2016
Created By: BNP Paribas Real Estate UK



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