



TO LET – Prime Shop

Unit 24 Artizan Centre
(52 High Street)
Dumbarton



Location

Dumbarton is the administrative centre for West Dunbartonshire, situated 20 miles north-west of Glasgow and has excellent road and rail communication 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, **New Look, Peacocks, Poundland, Specsavers, First Choice, Card Factory** and **Lloyds Pharmacy**.

The premises occupy a prime position on the High Street adjoining **Poundland** and **Barclays Bank**.

Description

The premises comprise a regularly arranged shop unit over ground and first floors only as follows:

Ground	854 sq ft	(79.4 sq m)
First	669 sq ft	(62.1 sq m)

Rating

We understand that the property is entered in the Valuation Roll with a rateable value of £22,000, suggesting rates payable of approximately £9,460pa. Interested parties should verify this with the Local Authority Assessors.

Energy Performance Certificates

EPC Rating – G

VAT

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

Terms

The premises are available on a new lease of negotiable duration with entry from September 2012. Rental offers of £27,500 per annum exclusive are invited.

Viewing & Further Information

All viewing and further information is via letting agents.

Frank Montgomery
BNP Paribas Real Estate
Edinburgh
EH2 4DF

Tel: 07920 450274
email: frank.montgomery@bnpparibas.com

Or

Alexandra Savelli	Dave Simmons
Jones Lang LaSalle	Jones Lang LaSalle
Tel : 0141 567 6651	Tel : 0141 567 6618

alexandra.savelli@eu.jll.com david.simmons@eu.jll.com

