



**BNP PARIBAS
REAL ESTATE**

Real Estate for a changing world



Unit 30 Artizan Centre (Unit 1, 32-36 High Street Dumbarton G82 1LL

TO LET

Prime Shop

Total **0 sq ft** **0 sq m**

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, New Look, Peacocks, Poundland, Specsavers, First Choice, Card Factory and Lloyds Pharmacy.

TENURE

The premises are available on a new lease of negotiable duration. Rental offers of £30,000 per annum exclusive are invited.

RATES

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

VAT

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

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VIEWINGS

All viewing and further information is via letting agents.

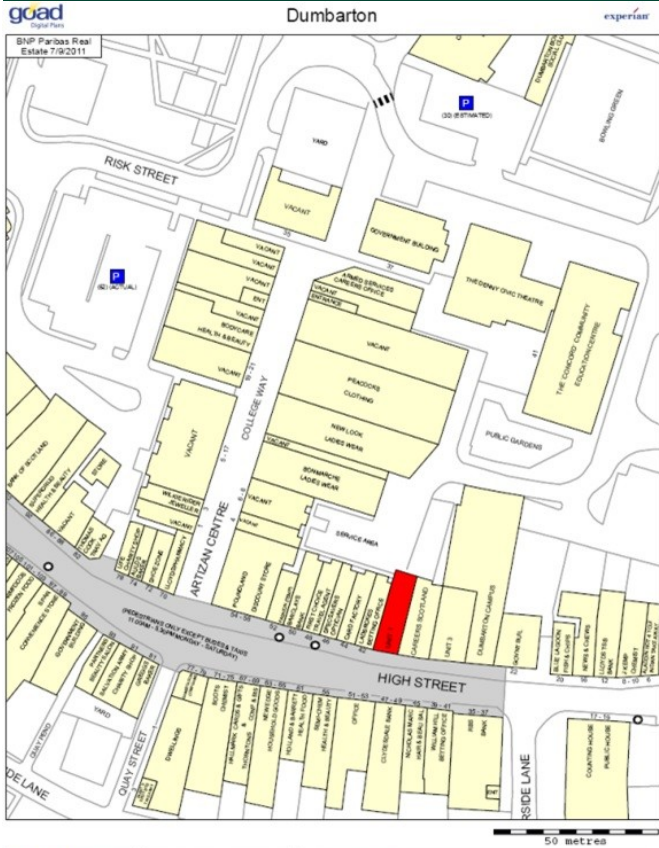
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LOCATION



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DESCRIPTION

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

Ground 1,249 sq ft (116.1 sq m)
First 1,281 sq ft (119.1 sq m)

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-
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ENERGY PERFORMANCE CERTIFICATE

EPC Rating - F

BNP PARIBAS REAL ESTATE

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