



To Let

Unit 16 College Way Artizan Shopping Centre Dumbarton

Prominent Retail Unit



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

Ground Floor 2,562 sq ft (238 sq m)

Rating

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

Energy Performance Certificate

EPC Rating: E

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 £28,000 pa are invited.

Service Charge

The estimated annual service charge for the current year is approximately £3,275.15.

Viewing & Further Information

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



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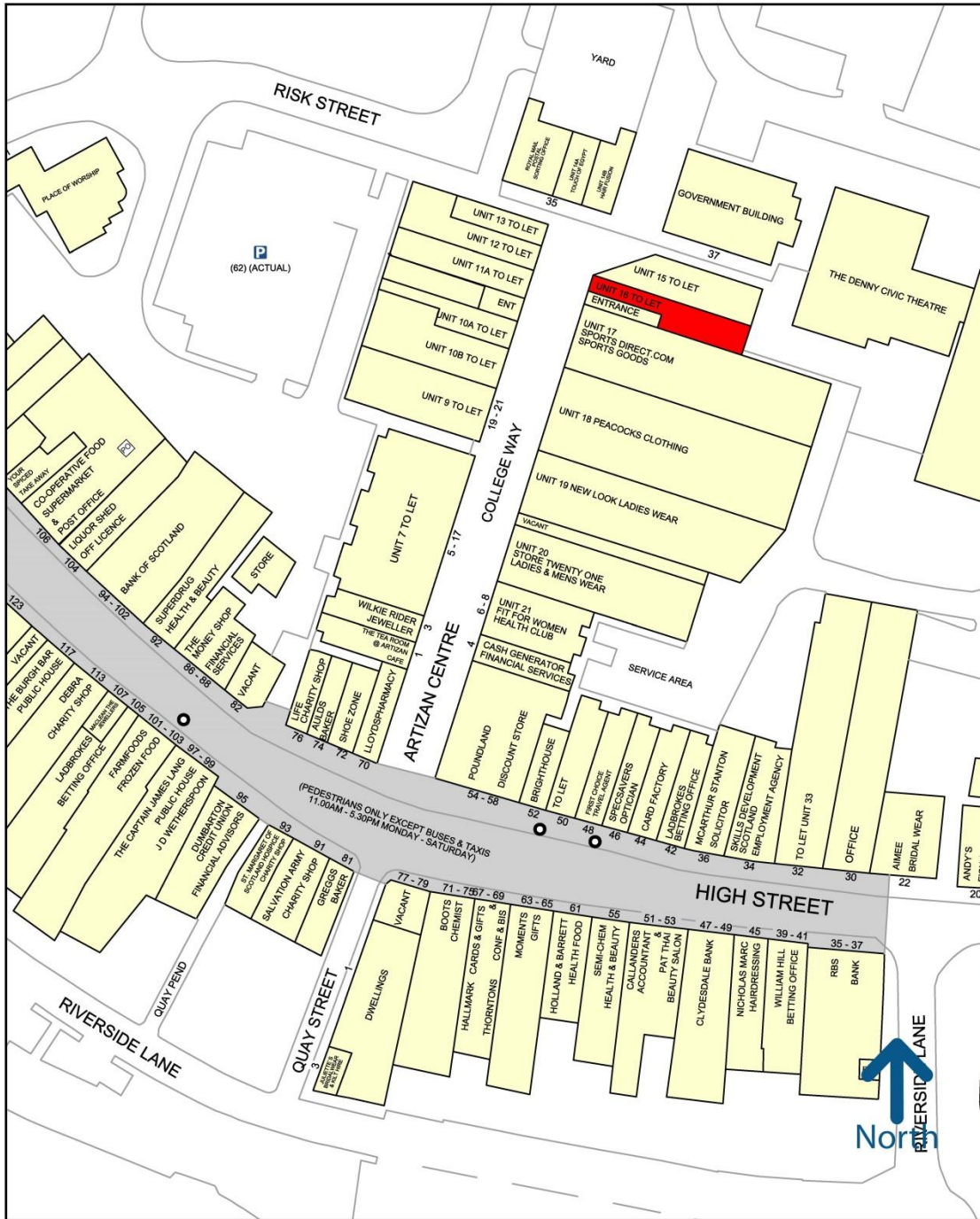
Eric Young & Co

**Subject to Contract
January 2017**





Dumbarton



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