



To Let

Unit 21 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 3,352 sq ft (311.40 sq m)

Rating

Proposed Rateable Value 2017 £19,600

Estimated Rates Payable (for 2017/2018) £9,134

We understand from the local authority that the following figures are applicable however, interested parties should make their own inquiries directly to the authority for their own satisfaction.

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 £32,500 pa are invited.

Service Charge

The estimated annual service charge for the current year is approximately £4,105.20.

Viewing & Further Information

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



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**Subject to Contract
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