



## To Let

### Unit 29, 42 High Street 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            130.62 sq m            (1,406 sq ft)

#### Rating

Proposed Rateable Value 2017            £18,400

Estimated Rates Payable (for 2017/2018)    £8,574

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 £23,500 pa are invited.

#### Service Charge

The estimated annual service charge for the current year is approximately £2,130.35.

#### Viewing & Further Information

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



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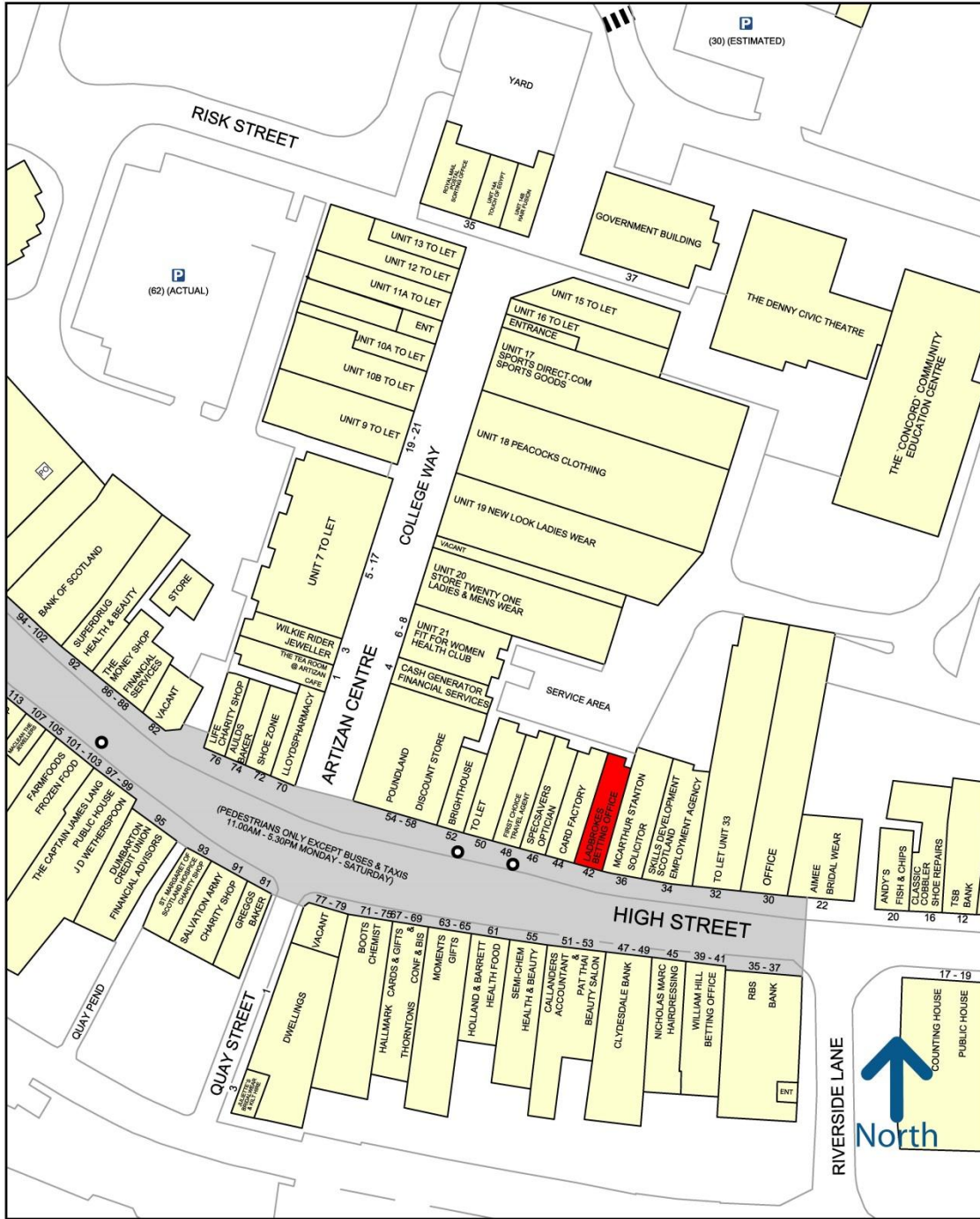
**Subject to Contract  
January 2017**



[www.realestate.bnpparibas.co.uk](http://www.realestate.bnpparibas.co.uk)



Dumbarton



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