



## RETAIL UNIT TO LET



### 143 MAIN STREET, ALEXANDRIA, G83 0NX

#### LOCATION

The town of Alexandria is situated approximately 17 miles north west of Glasgow City Centre, within the 'Vale of Leven'. Access to the M8 national motorway network can be gained via the Erskine Bridge or the Clyde Tunnel.



The subject property is located on the east side of the Main Street within the Town Centre of Alexandria. Nearby occupiers include Gregg's, Ladbrokes and Boots. The attached plan shows the exact location.

#### DESCRIPTION

The subjects comprise retail premises at ground floor level with a stock area and toilet facilities at first floor level. There is ample parking in close proximity to the unit.

#### FLOOR AREA

Net Internal Area is as follows:

Ground Floor: 73.1 sqm (787 sq ft)

First Floor: 39.1 sqm (421 sq ft)



## **RATEABLE VALUE**

The property is entered in the Valuation Roll at NAV/RV (2023) at £11,900 per annum. Further information can be obtained by contacting the Assessor's Office, Clydebank on telephone number 0141-562-1272 or visit their website at: [www.saa.gov.uk](http://www.saa.gov.uk)

## **EPC**

The property currently has an EPC rating of 76 which is an E.

## **LEASE**

The property is available on a full repairing and insuring (FRI) lease.

## **RENT**

Offers of rent in the region of £14,000 per annum, exclusive of VAT are invited.

## **LEGAL TERMS**

In the usual manner, the tenant will be responsible for all legal costs associated with the transaction.

## **ENTRY**

Immediate entry is available.

## **CONTACT**

Enquires to:

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# West Dunbartonshire Council

Title : 143 Main Street Alexandria

Map No : AM724

Map Ref : NS3980SW

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Scale : 1:500

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