







TO LET / MAY SELL Take Away

 469 Dumbarton Road,
Dalmuir, Clydebank,
G81 4DT

-  NIA 40.87 sqm (440 sqft)
-  Main road location
-  Rates relief potential
-  No VAT on price
-  Free parking

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PROPERTY CONSULTANCY

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Viewing by appointment with the sole selling agents;

Kirkstone Property Consultancy
Suite 2/3, West George Street, Glasgow, G2 1BP

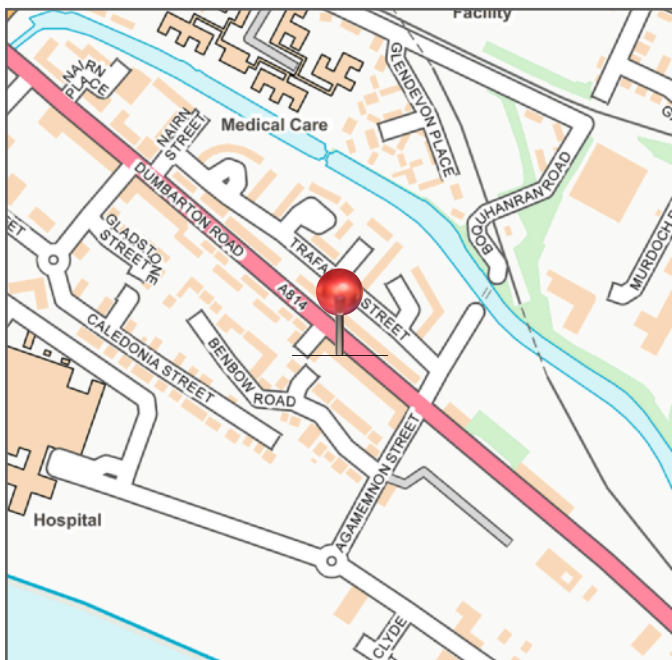
0141 291 5786



Location

The property is located on the south side of Dumbarton Road close to its junction with Shaftesbury Street in the Dalmuir area of Clydebank. This stretch of Dumbarton Road (A814) is a busy vehicular route linking Clydebank with Glasgow to the east and Dumbarton to the west. The A82 is close by providing access to the Erskine Bridge and motorway network. Glasgow City Centre lies approximately 7 miles to the east.

Frequent bus services operate on Dumbarton Road (A814) and Dalmuir Rail Station takes less than 10 minutes walk to reach. The surrounding area is predominantly residential in nature. Nearby occupiers include The Paint Shop, Mexican Grill and The Park Bar.



Description

The subjects comprise a ground floor retail unit, which benefits from hot food takeaway consent, within a building of traditional construction arranged over four floors. The building has retail accommodation on the ground floor and residential above. The roof appears to be tiled and pitched.

The property is accessed via a single pedestrian door which leads into the sales area. The commercial kitchen to the rear has a range of stainless steel sink units, utility basins and fittings. The floor throughout is tiled, walls covered with splash backs and the suspended grid tile ceiling incorporates LED lighting. Staff welfare facilities are accessed via the kitchen. Space heating is provided electrically.

Accommodation

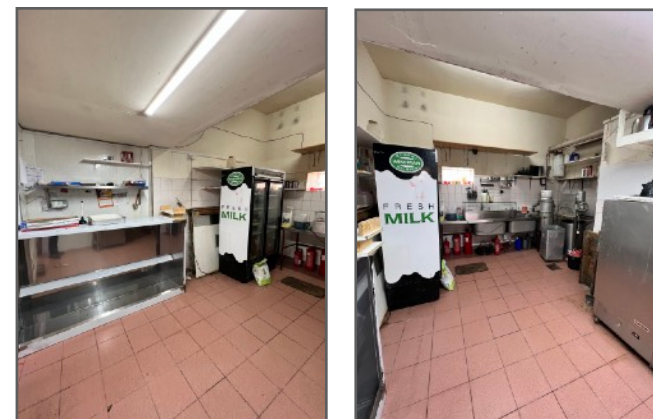
The property provides the following accommodation and approximate floor areas:

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Ground	Sales area, kitchen and storage	40.87	440

The above areas have been calculated on a Net Internal Area basis in compliance with the RICS Code of Measuring Practice (6th edition).

Offers

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £9,500 per annum. Alternatively, our clients' may consider selling their heritable interest for £100,000.



Particulars

Rateable Value	£4,300
EPC	Available upon request
VAT	Not payable on the sale price
Legal Costs	Each party responsible for their own

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