

Ryden.co.uk

0141 204 3838

130 St Vincent Street, Glasgow G2 5HF

To Let Retail Units



Castle Street Dumbarton

- New build retail units
- Adjacent to new Lidl food store of 20,925 sq ft (1,944 sq m) which is due to open in 2019
- Entry late 2019
- Suitable for a variety of uses, subject to planning
- Located opposite the new West Dunbartonshire Council offices
- Units from 1,500 sq ft to 12,917 sq ft (139 sq m to 1,200 sq m)

Edinburgh
0131 225 6612

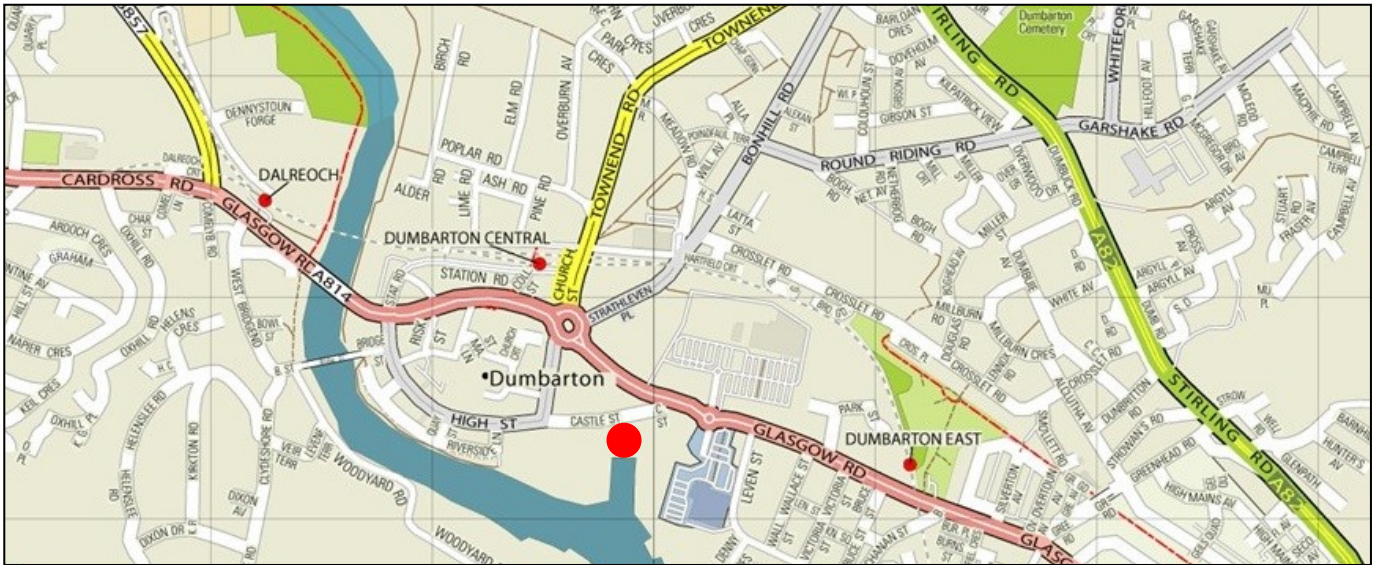
Glasgow
0141 204 3838

Aberdeen
01224 588866

Leeds
0113 243 6777

Dundee
01382 227900

London
020 7436 1212



Location

Dumbarton is an established provincial town on the banks of the River Leven where it joins the River Clyde approximately 20 miles west of Glasgow. The town has a population in excess of 17,400 and a wider catchment of 90,360. It benefits from excellent rail and road networks and the subjects are located close to the A814 and A812 trunk roads leading onto the A82.

Dumbarton is one of the principal administrative and commercial centres for the West Dunbartonshire local authority area and the town centre provides High Street retailing for both Dumbarton and also several other towns in the Vale of Leven including Renton, Alexandria and Bonhill.

Description

The subjects will form part of a new build retail parade comprising up to 4 units and will be provided in shell condition.

Accommodation

The parade will comprise a total of 12,917 sq ft (1,200 sq m) and the following unit sizes may be available:-

Retail Unit 1	4,000 sq ft	371 sq m
Retail Unit 2	2,885 sq ft	268 sq m
Retail Unit 3	2,885 sq ft	268 sq m
Retail Unit 4	2,885 sq ft	268 sq m

Nb. The unit sizes above are indicative and may be re-sized to suit individual requirements.

Lease

The subjects are offered on the basis of new Full Repairing and insuring leases incorporating 5 yearly upward only rent reviews, for a term to be agreed.

Rental

Further information upon request.

Planning

The subjects have the benefit of Class 1 (retail) consent, however other uses may be considered subject to planning.

Energy Performance Certificate

Available upon request.

Rating

The subjects have yet to be assessed.

Legal Costs

Each party will be responsible for their own legal costs incurred with an ingoing tenant being responsible for any Land & Buildings and Transactional Tax, recording dues and VAT as applicable.

Value Added Tax

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

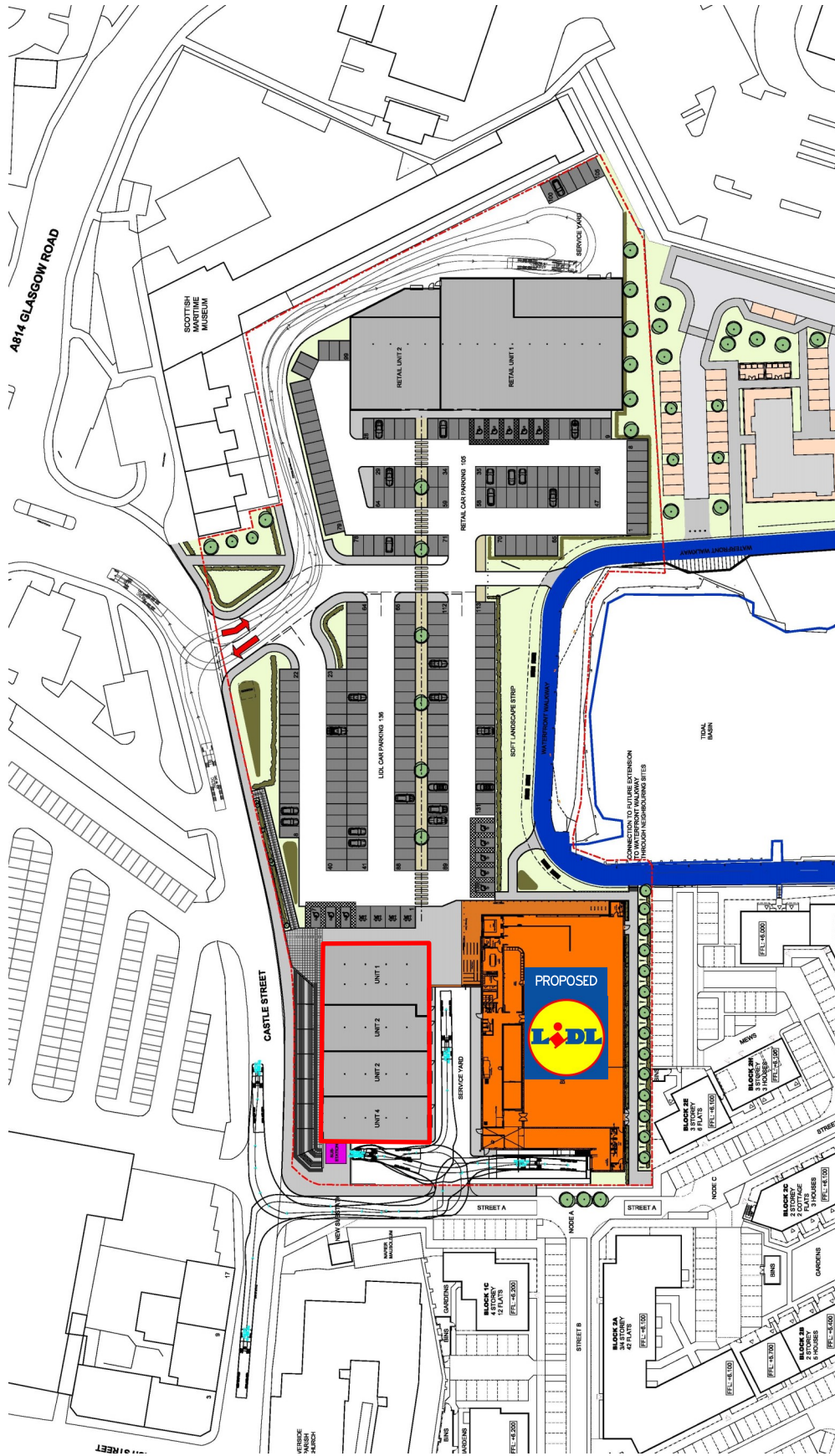
Viewing / Further Information

Strictly through the sole letting agent-

John Conroy

0141 270 3176

john.conroy@ryden.co.uk



Plan is for indicative purposes only

Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property.