

# Ryden

## TO LET

**PROMINENT RETAIL UNIT  
(CLASS 1A)  
140 SQ M (1,502 SQ FT)**



**113 GLASGOW  
ROAD  
DUMBARTON  
G82 1RG**

**PROMINENT RETAIL UNIT  
BUSY HIGH STREET  
LOCATION  
100% RATES RELIEF TO  
QUALIFYING TENANTS**

**FIND OUT MORE AT [RYDEN.CO.UK](https://ryden.co.uk)**



## LOCATION

Dumbarton is located approximately 20 miles west of Glasgow, having a population of approximately 20,000. It is the administrative and retailing centre for the surrounding settlements such as Balloch, Alexandria and Helensburgh.

The subjects occupy a prominent position on the north side of Glasgow Road between Park Street and Victoria Street with surrounding occupiers including Kwik Fit, Silver Star, SB Property Lettings and Sweet Dreams.

## DESCRIPTION

The subjects comprise a ground floor double fronted retail unit adjacent to Morrisons Daily. The subjects are arranged to provide a front sales area with staff, storage and WC facilities to the rear.

## ACCOMMODATION

The subjects have the following approximate area:

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	140	1,502

## LEASE

The subjects are available on a sub-lease expiring on 20 February 2035. Further information upon enquiry.

## RENTAL

Offers of £10,000 per annum exclusive of VAT are invited.

## EPC

Upon application.

## DATE OF ENTRY

Immediate.

## RATEABLE VALUE

The subjects are currently entered into the Assessors roll as follows:

Rateable Value: £7,800

UBR: £0.494

Rates Payable: £8,884

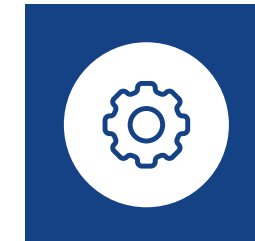
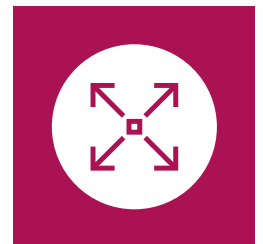
It is anticipated that the incoming tenant may qualify for 100% rates relief through the Small Business Bonus scheme. Interested parties should make their own enquiries to the local rating authority.

## VAT

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.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. For the avoidance of doubt, the incoming purchaser being responsible for any Land & Buildings Transaction Tax (LBTT), registration dues and VAT as applicable.





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# GET IN TOUCH

Please get in touch with our letting agent for more details.

**John Conroy**

T 07979 494 915

E [john.conroy@ryden.co.uk](mailto:john.conroy@ryden.co.uk)

**Ryden**

ONYX

215 Bothwell Street

Glasgow

G2 7EZ

0141 204 3838

[ryden.co.uk](http://ryden.co.uk)

## Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. 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 what ever in relation to this property. **September 2024**

