

# LAND FOR SALE / UNITS TO LET

DUMBARTON - DUMBARTON ROAD G82 2TN



CHARTERED SURVEYORS



 Prominent roadside opportunity

 32,740 daily vehicle movements (Gov.uk - Dept of Transport)

 Suitable for a variety of uses

 Redevelopment potential

Waverley Gate  
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[www.eyco.co.uk](http://www.eyco.co.uk)

## Location

Milton is located to the east of Dumbarton which holds a primary catchment population of approximately 21,000 people. The subject property is prominently positioned on the main A82 Dumbarton Road which experiences over 32,500 daily vehicle movements connecting the site with Glasgow, Helensburgh, Alexandria and Dumbarton. Loch Lomond, positioned to the immediate north, provides a significant volume of tourist traffic throughout the year. BP and M&S are located on the adjacent site with Esso, Starbucks, Arnold Clark and Travelodge situated directly opposite.

## Description

The site extends to approximately 1.2 acres. There is currently a two storey detached public house property with associated beer garden positioned to the western end of the plot with a customer car park for approximately 65 vehicles. The subject property is arranged over ground and first floor with an open plan split level arrangement with a large bar area and seating capable for c160 covers.

The premises is available in its current state but there is also the potential to redevelop the site for a variety of uses including retail, leisure and drive thru. The adjacent plan is an example of a retail and drive thru redevelopment option proposed by the landlord. Parties wishing to consider alternative uses should make a joint approach to the Local Planning Authority.

## Terms

Offers are invited for both freehold and leasehold interests.



## Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction with the purchaser or tenant responsible for any Land and Buildings Transaction Tax, VAT or Registration Dues incurred thereon.

## Further Information

For further information, please contact the letting / selling agents EYCO on 0131 226 2641 or the joint agent TSA Property Consultants.

## Get in touch



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