

TO LET

Prominent Retail Unit

Unit 16 College Way
Artizan Shopping Centre
Dumbarton



LOCATION

Dumbarton is the administrative centre for West Dunbartonshire, situated 20 miles north-west of Glasgow and has excellent road and rail communications links. The town draws from a district population of approximately 95,000 people.

The Artizan Centre sits in 100% prime pitch on Dumbarton High Street and existing tenants include **Sports Direct, Store Twenty One, New Look, Peacocks, Poundland, Specsavers, First Choice, Card Factory** and **Lloyds Pharmacy**.

ACCOMMODATION

The unit is arranged over ground floor and extends to the following approximate net internal floor area:

Ground Floor	2,562 sq ft	(238 sq m)
--------------	-------------	------------

LEASE

The premises are available on a new lease of negotiable duration.

RENT

Offers of **£28,000 per annum** exclusive are invited.

RATING

This property is yet to be assessed for rating purposes. Interested parties should verify this with the Local Authority Assessors.

SERVICE CHARGE

The estimated annual service charge for the current year is approximately £3,275.15.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = E

DATE OF ENTRY

By arrangement.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

All viewings are strictly by prior arrangement with Eric Young & Co - 0131 226 2641 or our joint letting agents HSA Retail and Frank Real Estate.

Kevin Hughes

0131 558 5142

khughes@eyco.co.uk

Alastair Rowe

0131 558 5140

arowe@eyco.co.uk



eric young & co

See our website for all available properties:

www.eyco.co.uk



Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office © Crown Copyright 39954X
 No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher.

KH/JH/DMB183

Date of preparation - 25 April 2018

Messrs Eric Young & Co for themselves and for their client whose agent they are give notice that (1) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any or part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Messrs Eric Young & Co has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.