

DM HALL

For Sale

(Subject to Ground Lease)

**INDUSTRIAL
PREMISES WITH
SECURE PRIVATE
YARD**

**12 Alder Road,
Broadmeadow
Industrial Estate,
Dumbarton,
G82 2EL**



**354.20 SQ.M.
3,813 SQ.FT.**

Property Details

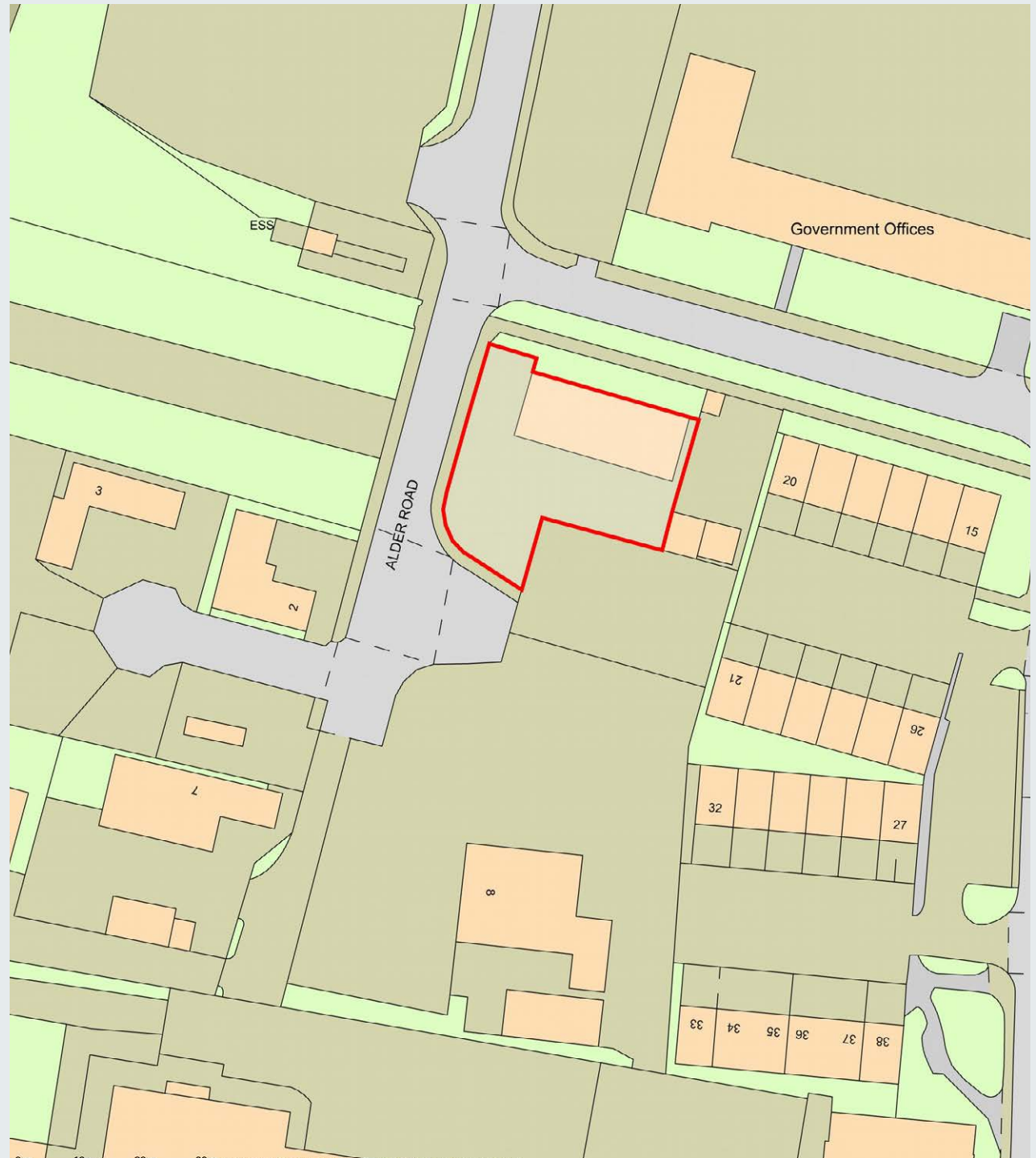
- Within well-established and busy Broadmeadow Industrial Estate.
- Excellent transport links.
- Ground lease - £5,800 per annum, 57 years left unexpired.
- Secured private site extending to 0.24 acres, or thereby.
- Gross Internal Area of 354.20 sq. m. (3,813 sq. ft.) approx.
- OFFERS IN EXCESS OF £175,000 ARE INVITED.

Location

The property is located within the well-established Broadmeadow Industrial Estate, on the east side of Alder Road at its junction with Poplar and Dutch Road in the town of Dumbarton. Broadmeadow Industrial Estate is located to the north of the town centre.

Glasgow City Centre lies approximately 10 miles to the east. There are excellent transport links to the town with the A82 Trunk Road providing access to Poplar Road, being the main access to the Broadmeadow Industrial Estate. There are excellent public transport links with Dumbarton Central Station situated directly south of the industrial estate, providing services to Glasgow City Centre and various towns.

The immediate surrounding area is predominantly industrial premises. Neighbouring occupiers include Campbells Air Conditioning, John Duff Property Maintenance Specialists, Rexel Electrical Site & Supplies and Ferguson Flooring.



Property Details

Description

The property is an industrial premises of steel portal frame surmounted by a pitched roof and is within a secure gated yard.

Internally, the subjects comprise a workshop with a general office area, staff toilet, kitchen and storage facilities at ground floor level. There is a mezzanine within the workshop area comprising 2 offices and storage facilities.

The property benefits from three electric roller shutters with 3.6m height approx.

The internal eaves height extends to 4.41m.

Accommodation & Floor Areas

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Gross Internal basis and is as follows:

| Floor | Accommodation | sq.m. | sq.ft. |
|--------------|-----------------------------|---------------|--------------|
| Ground Floor | Office, Storage and Toilets | 300.35 | 3,233 |
| Mezzanine | Offices | 30.54 | 329 |
| Mezzanine | Store | 23.31 | 251 |
| TOTAL | | 354.20 | 3,813 |

The total site area extends to approximately 0.24 acres (0.099ha). The yard area extends to 0.15 acres (0.059 ha).

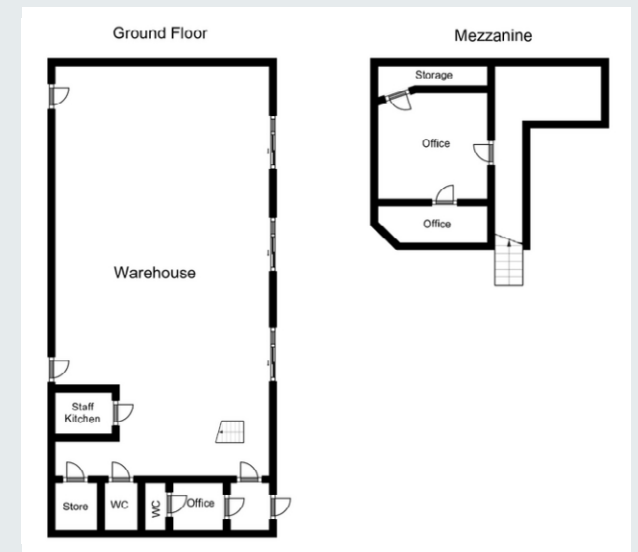
Non-Domestic Rates

Rateable Value - £13,400.

Please note that a new occupier has the right to appeal the current assessment.

Ground Leasehold

The subjects are held on a ground lease with Dumbarton City Council. The original lease commenced 28 May 1991 for a 60-year term.



Property Details

The lease has been subsequently extended and expiry is now 17 May 2081.

The ground rent is £5,800p.a., payable half yearly in advance with rent reviews occurring at 5 yearly intervals.

Sale Terms

OFFERS OVER £175,000 ARE INVITED.

Energy Performance

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

Legal Costs

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

All prices quoted are exclusive of VAT which maybe chargeable.

Anti Money Laundering

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

DM HALL



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RICS



Make an enquiry

Claire.Hutton@dmhall.co.uk

07876 541 654

Jonathan.McManus@dmhall.co.uk

07771 606 582

DM Hall Commercial Department

12 Bothwell Street

Glasgow, G2 6LU

0141 332 8615

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