

DM HALL

For Sale/ To Let

OFFICE

CLOSING DATE - NOON ON THURSDAY 11TH JULY 2024

**84 Dumbarton
Road, Clydebank,
Glasgow, G81 1UG**



**132.13 sq m
(1,422 sq ft)**

Property Details

- Prominent Class 1A premises within Clydebank.
- Car parking available.
- Excellent transport connections.
- 100% rates relief, subject to occupier status.
- Rental offers in the region of £11,000 per annum are invited.
- Offers over £90,000 are invited for the freehold interest.

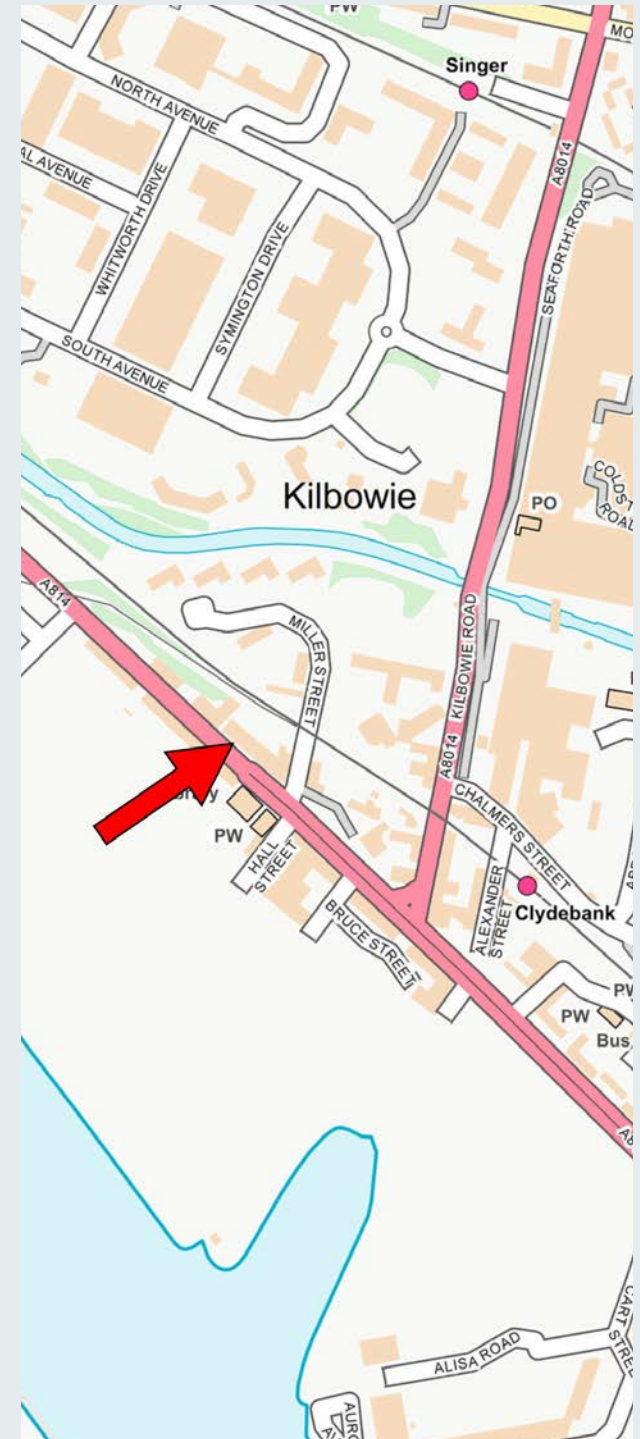
LOCATION

The subjects are located on the northern side of Dumbarton Road, forming the A814 within the Clydebank area of Glasgow. Glasgow City Centre lies approximately 7 miles to the east.

The surrounding area is mixed in nature including retail, leisure and residential occupiers. Nearby occupiers include Chakra, Stacey Lou Hair Design, DACA, and Walters.

There are excellent means of transport in the area, with Clydebank Train Station within 5 minutes' walk. Local bus routes are provided along the parade. The Clydeside Expressway is located within a short drive, providing access to the Clyde Tunnel and the M8 motorway network.

The approximate location of the subjects is shown on the appended plan.



Property Details

DESCRIPTION

The subjects comprise a mid-terraced office premises of traditional brick construction and surmounted by a pitched roof.

Internally, the subjects are arranged over the ground and first floor, accommodating a front sales area with additional meeting rooms, storage and toilet facilities on the ground floor. The first floor accommodates an open plan office area with two additional office/meeting rooms, kitchen and toilet facilities.

Access to the premises is through a single entrance door from Dumbarton Road with an additional exit to the rear.

The subjects benefit from on street parking to the front of the premises with a communal car park to the rear.

ACCOMMODATION & FLOOR AREA

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

Floor	sq m	sq ft
Ground	57.4	618
First	74.73	804
Total	132.13	1,422

LEASE TERMS

Offers in the region of £11,000 per annum are invited.

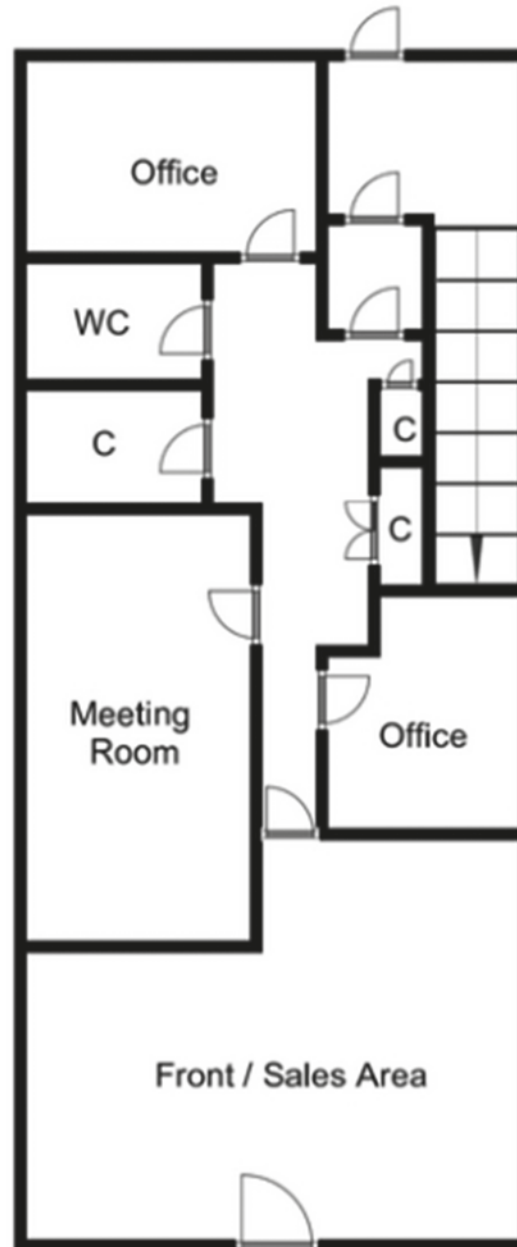
SALES TERMS

Offers over £90,000 are invited for the freehold interest.

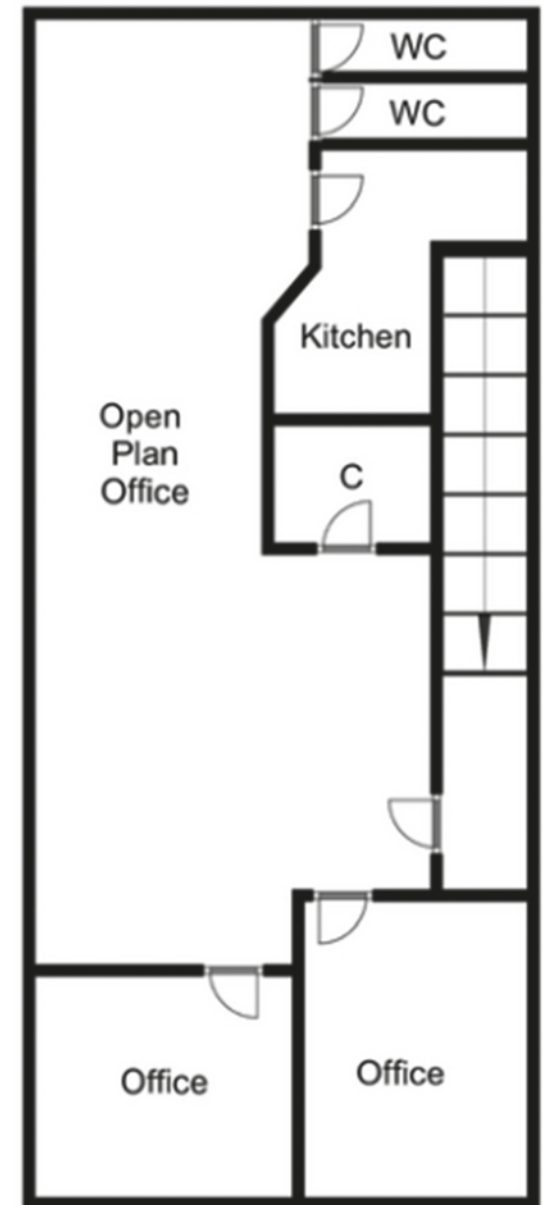
ENERGY PERFORMANCE

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

GROUND FLOOR



FIRST FLOOR



Property Details

NON DOMESTIC RATES

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £10,000 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property may be eligible for 100% rates relief.

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 may be chargeable.

VIEWING ARRANGEMENTS

Strictly by contacting the sole selling/letting agents.

Anti Money Laundering

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

DM HALL



Regulated by
RICS



Make an enquiry

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IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give 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 intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.