

For Sale

- Prominent headquarters building close to town centre.
- Car parking — generous provision of 57 spaces.
- Dalreoch and Dumbarton West stations within short walk.
- Net internal area of 2,068.28 sq.m (22,258 sq.ft) over 3 floors.
- Provides attractive views over River Leven.
- Within short walk of local retail, leisure and community facilities.
- Potential for alternative uses/conversion, subject to planning.
- Offers in the region of £500,000 invited.



ENTIRE OFFICE BUILDING WITH POSSIBLE DEVELOPMENT POTENTIAL

4 - 14 BRIDGE STREET • DUMBARTON • G82 1NT

DM HALL

Commercial Department
28 Bothwell Street, Glasgow, G2 6NU
0141 332 8615

LOCATION

The property is on the north side of Bridge Street just off High Street and close to Dumbarton town centre which provides a wide range of retail, leisure and community facilities. The property also enjoys an attractive setting overlooking the River Leven.

Dumbarton is approximately 13 miles north west of Glasgow City Centre. Both Dumbarton Central and Dalreoch stations are within easy walking distance and they provide frequent and direct services to Glasgow City Centre with a journey time of circa 30 minutes. Glasgow Road (A814) is a short distance to the north and this is a main arterial road route leading west to the A82/Clydebank and Glasgow plus north west to Cardross and Helensburgh.

DESCRIPTION

The subjects were previously occupied by West Dunbartonshire Council but are now vacant and provide well presented office space over 3 floors.

The building is steel framed with a brick external skin, concrete floors and double glazing throughout. The accommodation comprises a mix of open plan and private office rooms and plans are attached to show the existing layout on each floor. CAD drawings can be supplied upon request.

Two concrete stairways provide access to the upper floors and there are toilet facilities and staff break out/kitchen spaces at each level. There is a gas fired central heating system, lighting by LED fittings and there is a mix of floor boxes and perimeter trunking. The property also benefits from good natural daylighting.

There are generous ancillary car parking facilities, with a total of 57 spaces in areas to the front, side and rear of the building.

ACCOMODATION & FLOOR AREAS

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition and approximate floor areas as follows:

NET INTERNAL

Ground Floor	686.62 sq.m.	(7,386 sq.ft.)
First Floor	690.83 sq.m.	(7,436 sq.ft.)
Second Floor	690.83 sq.m.	(7,436 sq.ft.)
TOTAL	2,068.28 sq.m.	(22,258 sq.ft.)

GROSS INTERNAL

Ground Floor	752.46 sq.m.	(7,386 sq.ft.)
First Floor	789.82 sq.m.	(8,502 sq.ft.)
Second Floor	789.89 sq.m.	(8,502 sq.ft.)
TOTAL	2,332.10 sq.m.	(25,103 sq.ft.)

RATES

The property is shown in the Valuation Roll with a Rateable Value of £136,000. An ingoing occupier will have an automatic right to appeal this figure.

PLANNING/POSSIBLE DEVELOPMENT

Whilst the subjects comprise well presented office space, our Clients believe that the property provides potential for redevelopment/conversion for a variety of alternative uses such as gym/ leisure, residential, hotel, hostel or student accommodation, subject to planning.

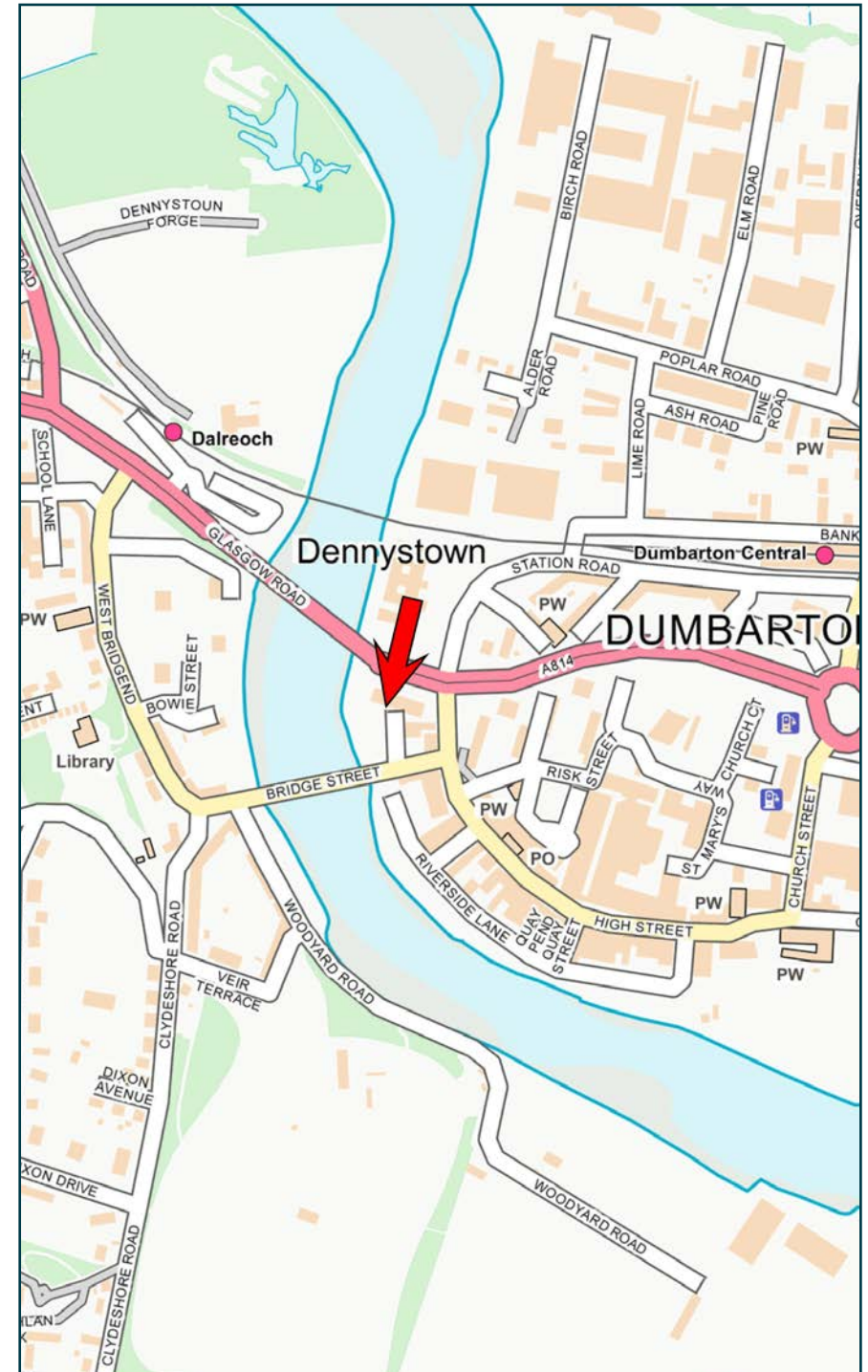
Indeed, our clients commissioned Allison Architects to produce Development Feasibility Plans and they have formulated a flatted development proposal. This comprises a mix of 1, 2 and 3 bedroom properties of varying sizes replicated over the 3 floors of the building and giving a total of 24 units.

A copy of the feasibility plans can be provided to genuinely interested parties upon request.

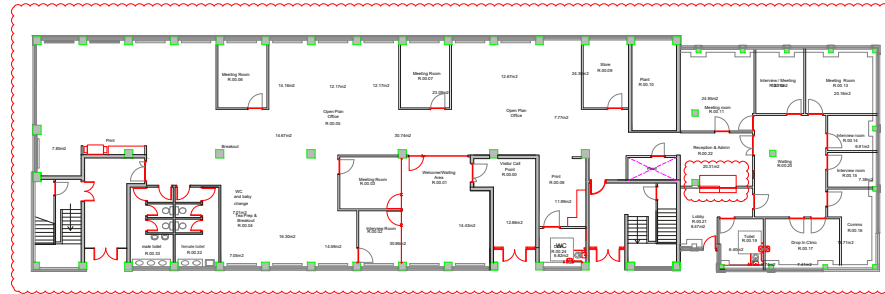
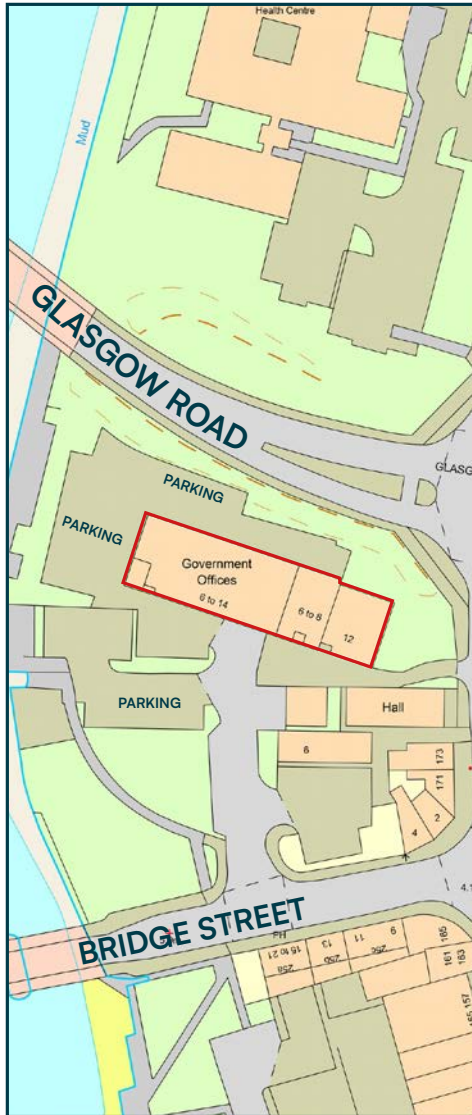
Parties should however make their own detailed inquiries on planning/change of use to West Dunbartonshire Council:-

Telephone: 0141 951 7930 or

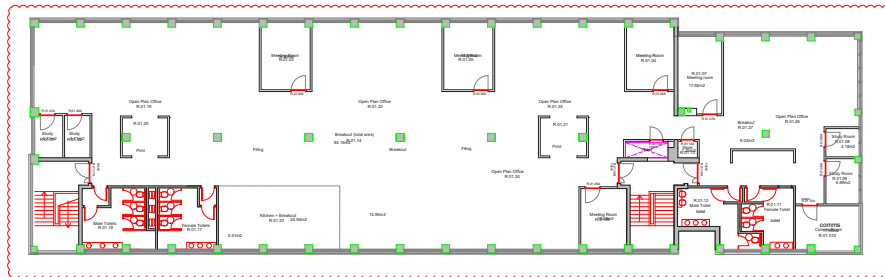
Email: Development.Management@west-dunbarton.gov.uk



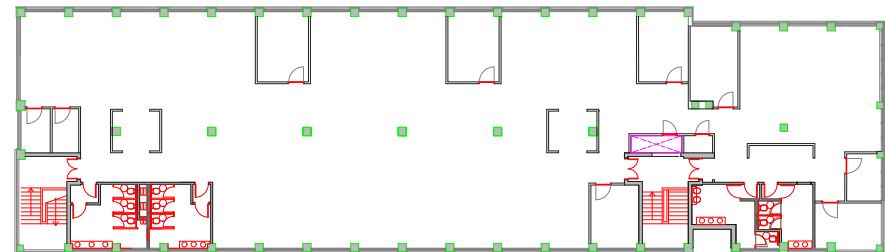




Ground Floor



First Floor



Second Floor

PRICE

Offers in the region of **£500,000** are invited for the purchase of our Clients heritable interest.

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate is available upon request. The rating is B20.

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.

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.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole selling agents:-

Graeme Todd

Tel: 07831 274556

e-mail: graeme.todd@dmhall.co.uk

or

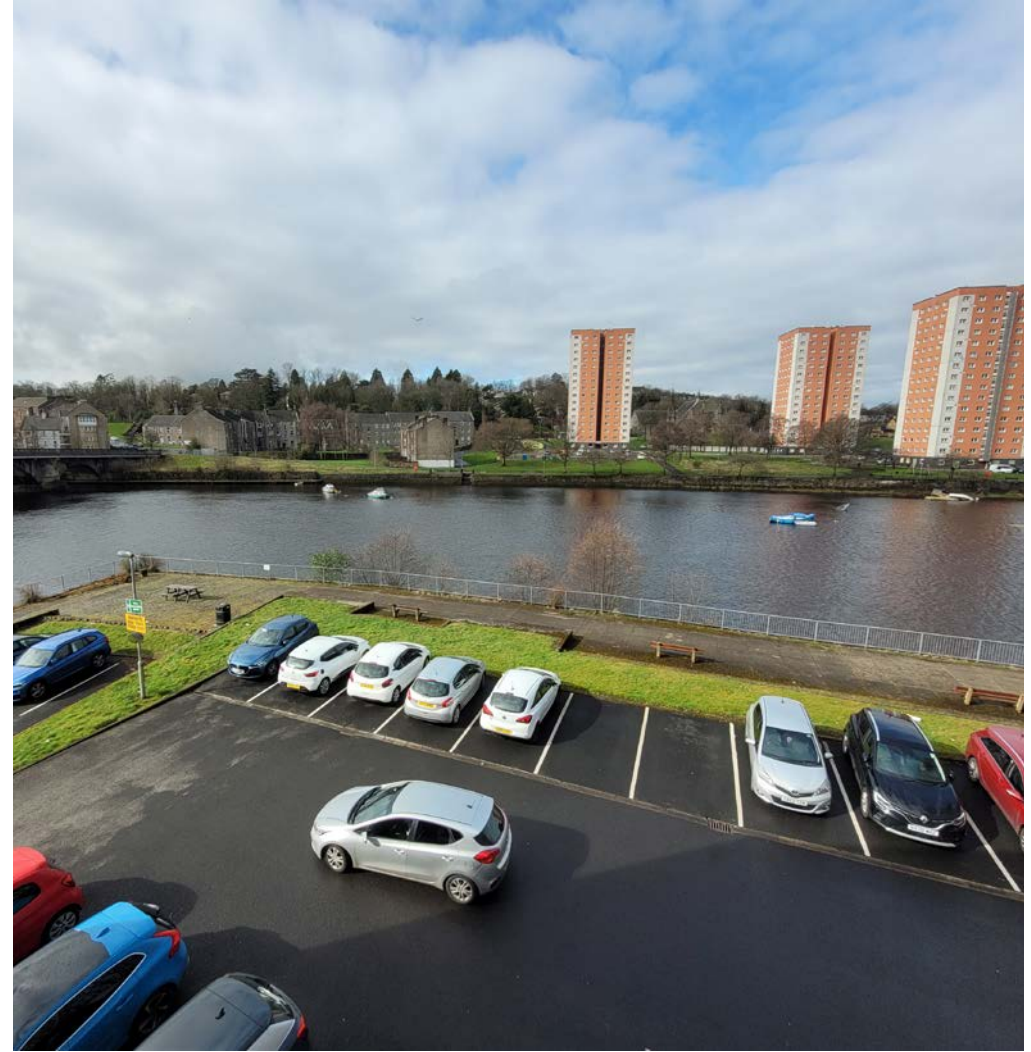
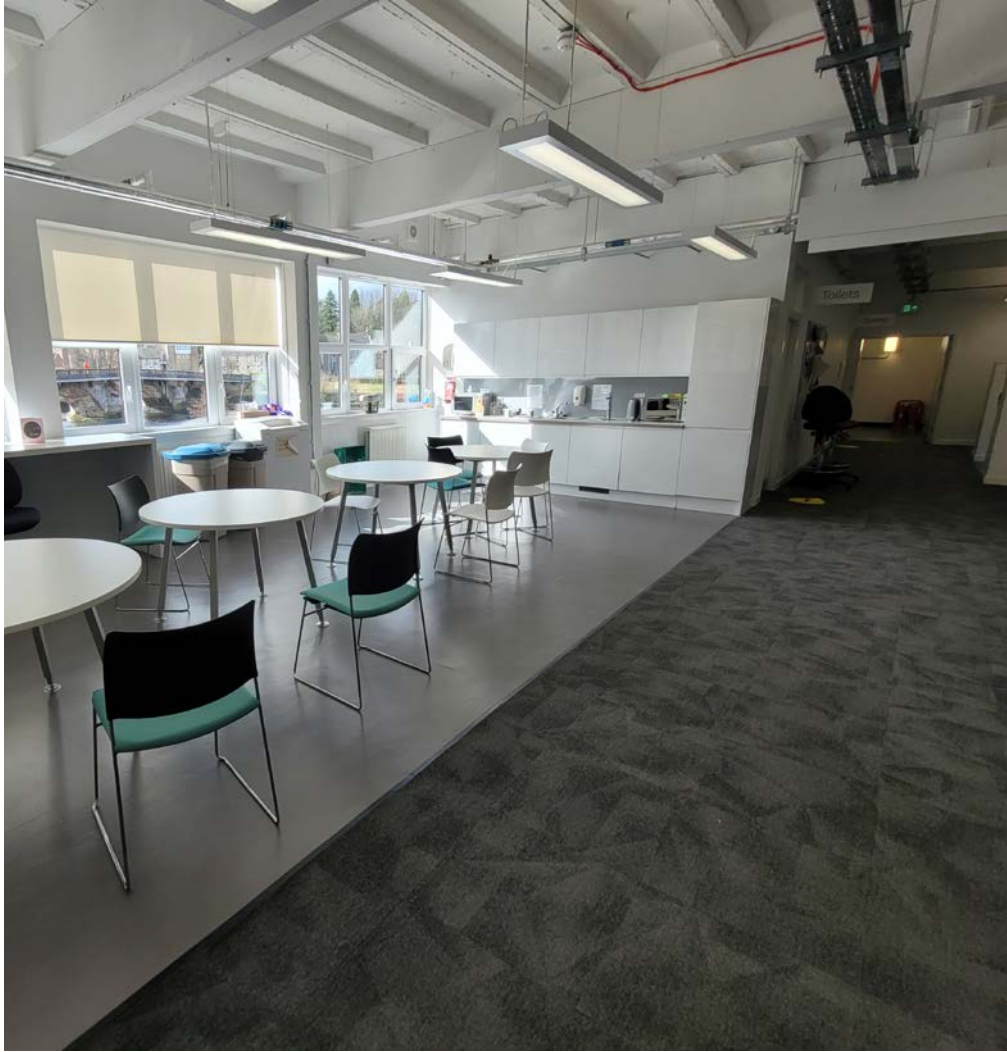
Jonathan McManus

Tel: 07771 606582

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