

TO LET

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David Allison & Company
Chartered Surveyors



FIRST & ATTIC FLOOR OFFICES

22 HIGH STREET, DUMBARTON, G82 1LL

- Prominent town centre location
- Bright & spacious first and attic floor offices
- Net Internal Area
 - 1st Floor 1,555 sq ft (144.59 sq m)
 - Attic Floor 885 sq ft (82.28 sq m)
- Total of 5 rooms plus kitchen and toilets
- Private car park to rear
- Rental offers to lease entire suite - £10,000 per annum

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Tel: 0141 375 1555

135 Buchanan Street, Glasgow, G1 2JA



www.dallisonandco.co.uk

LOCATION

The subjects are situated in the heart of Dumbarton town centre on the north side of High Street with shops and good transport links available in the immediate surrounding area.

The street plan opposite shows the approximate location of the subjects, for information purposes only.

DESCRIPTION

The subjects comprise bright and spacious office accommodation on the first and attic floors of a traditional stone two-storey and attic building.

Dedicated access from main door on gable elevation.

ACCOMMODATION & FLOOR AREA

A total of 5 large rooms with a fitted kitchen and separate male and female toilets.

We calculate the Net Internal Floor Area in accordance with the RICS Code of Measuring Practice 6th Edition) to be approximately:-

1st Floor	1,555 sq ft	(144.59 sq m)
Attic Floor	885 sq ft	(82.28 sq m)

Consideration may be given to letting on a sub-division of the accommodation.

RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll as 3 separate suites with Rateable Values of:-

- 1st Floor (front) £3,100
- 1st Floor (rear) £775
- Attic Floor £2,550

At this level of value any incoming tenant may currently qualify for 100% rates relief under the Small Business Bonus Relief Scheme – enquiries and application to the Local Authority.

RENTAL/LEASE TERMS

We are instructed to seek offers to lease in excess of £10,000 per annum for the entire suite for a term to be agreed.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for payment of their own legal costs to be incurred in any transaction.

EPC

Available on Request

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed and requested at the relevant time.

VIEWING/FURTHER INFORMATION

Strictly through the agents:

David Allison & Co

Suite 2.30, 135 Buchanan Street, Glasgow, G1 2JA

Tel: 0141 375 1555

Fax: 0141 375 1666

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Date of Publication: September 2023

Regulated by RICS



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