

DM HALL

To Let
Retail Opportunity

8 Dunn Street,
Dalmuir, G81 4BQ



79.66 sq m
(857 sq ft)

Property Details

- Retail counter opportunity within established Keystore.
- Close proximity to Golden Jubilee Hospital.
- Convenient access to transport links.
- Offers invited.

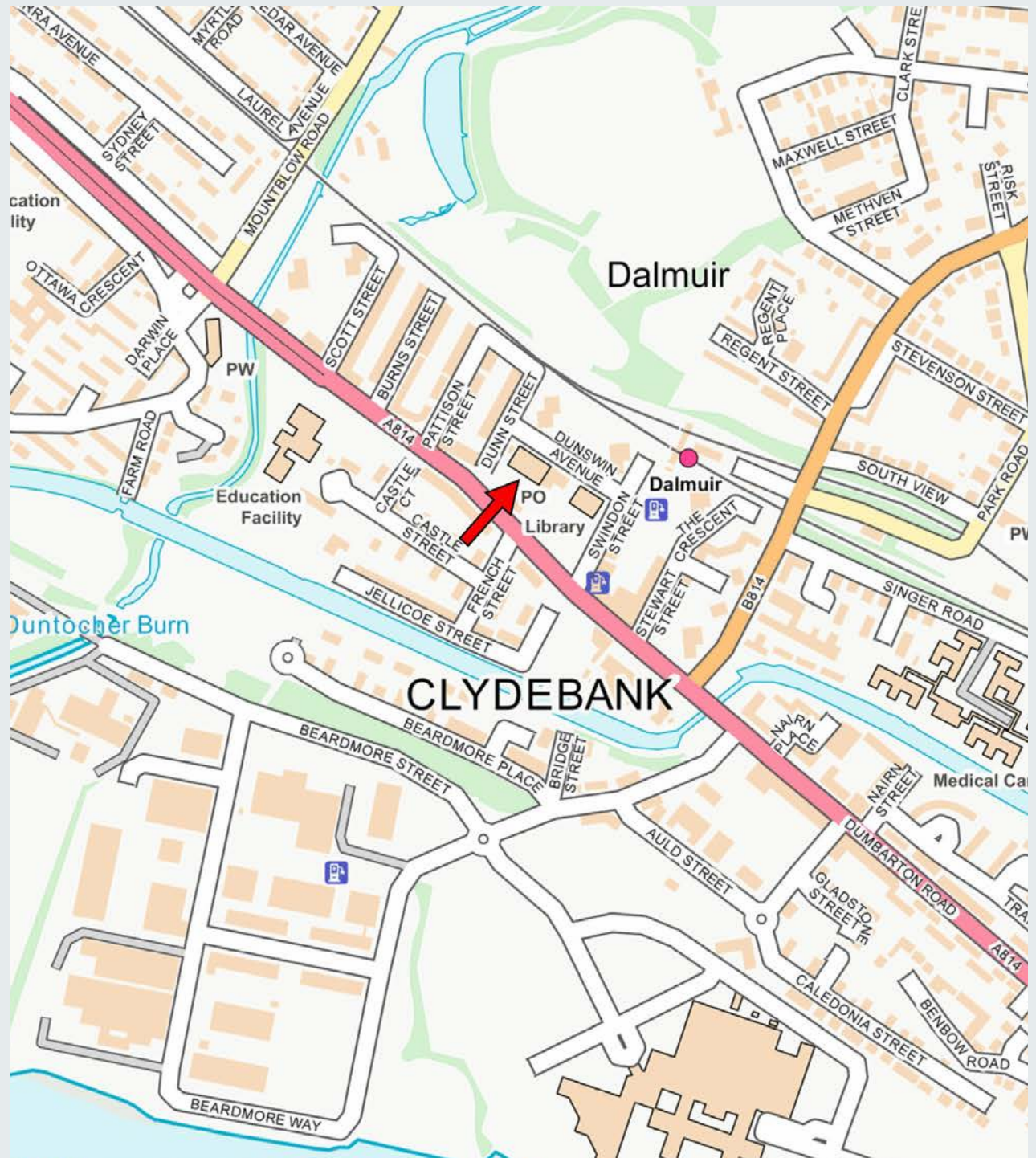
LOCATION

The subjects are located on Dunn Street, within the Dalmuir area of Clydebank. Glasgow city centre lies approximately 8 miles to the east.

There are excellent transport links available, with Dalmuir Train Station located within 2 minutes' walk. Regular bus services are available on Dumbarton Road and Mountblow Road. Dumbarton Road (A814) provides convenient access to the Renfrew Bridge, Clyde Tunnel and the M8 Motorway network.

The surrounding area comprises a mix of retail premises, cafes and educational facilities including Loretto and Clydemuir Primary School and Dalmuir Library. The subjects are situated approximately 1 mile from Golden Jubilee Hospital. Nearby occupiers include Dalmuir Café, Ladbrokes, Studio CLC and April's Street Feet.

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



Property Details

DESCRIPTION

The subjects are located within Clydebank Co-Operative's keystore, previously used as a post office counter.

The subjects are arranged to provide a front sales area with office and storage to the rear. There is a fire exit to the rear of the office.

Access to the property is located at the front of the premises from Dunn Street.

ACCOMMODATION & FLOOR AREAS

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

79.66 sq.m. (857 sq.ft.)

There is scope to extend this area, should additional space be required. Please contact the agents for further details.

NON-DOMESTIC RATES

According to the Scottish Assessors Association, the subjects have a rateable value of £12,000.

Any ingoing occupier has the right to appeal the assessment.

LEASE TERMS

Offers invited.

ENERGY PERFORMANCE

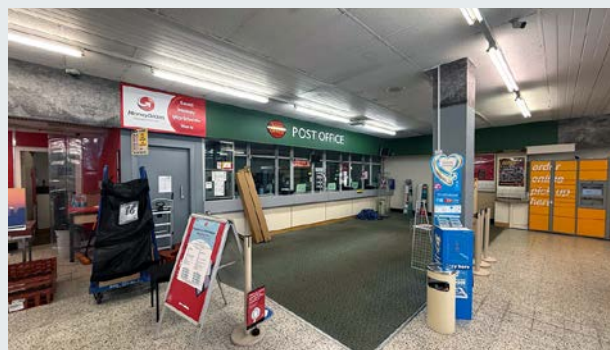
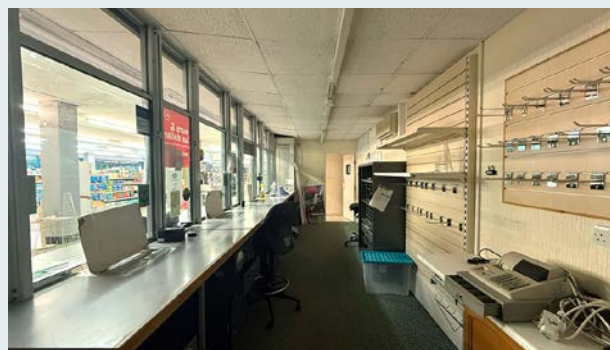
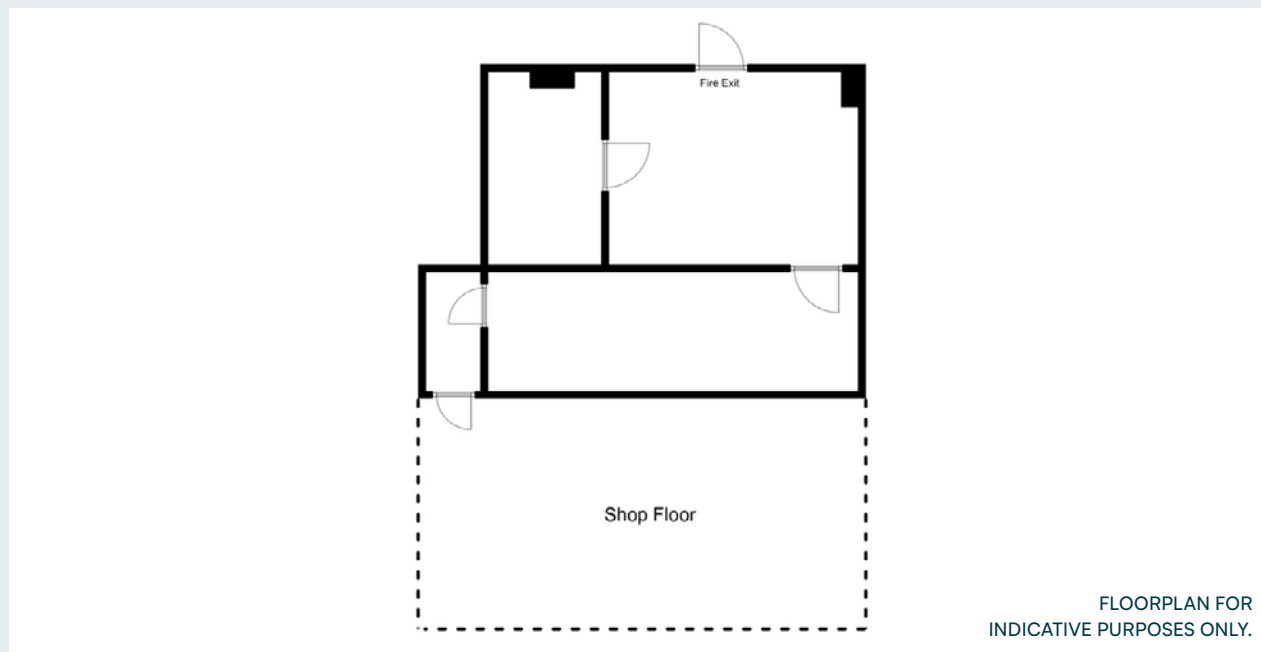
A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

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 may be chargeable.



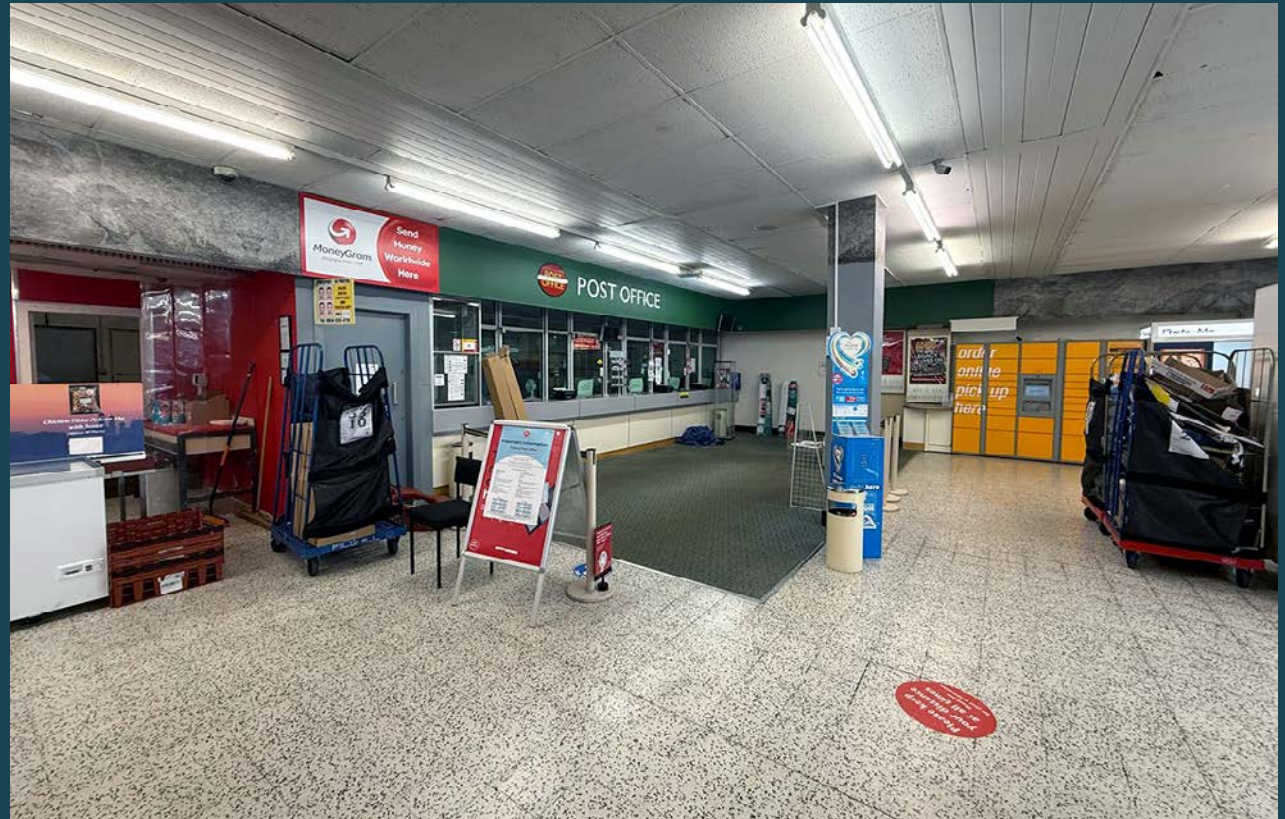
Property Details

ANTI MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

VIEWING ARRANGEMENTS

Strictly by contacting the sole letting agents.



Make an enquiry

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Claire Hutton
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