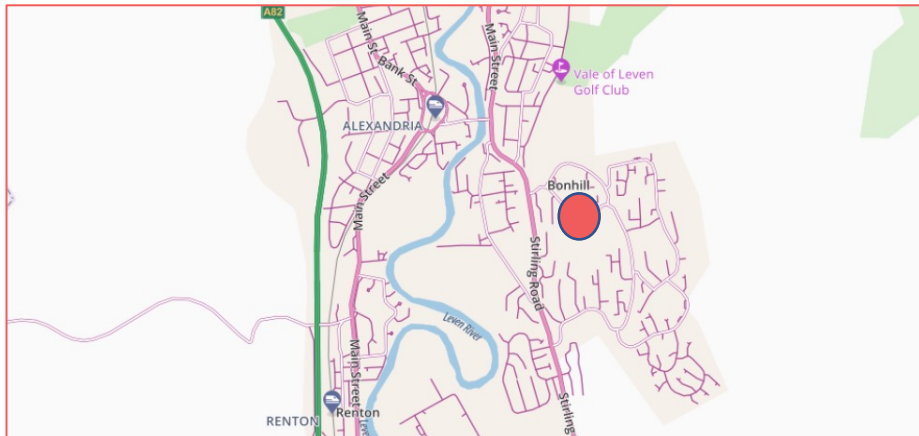




UNIT 5 LADYTON SHOPPING CENTRE BONHILL, ALEXANDRIA, G83 9DZ

TO LET – RETAIL PREMISES WITH CLASS 1 & 2 CONSENT – 843 SQ FT

- Mid-terraced retail premises forming part of larger neighbourhood parade next to Key Store, Gustoso Fish & Chip Shop, Bonhill Pharmacy and Kit Chan Chinese Takeaway
- No VAT on rent
- Large free public car park to the rear
- Eligible for 100% rates relief under Small Business Bonus Scheme



LOCATION

Located within the Bonhill area of Alexandria approximately 3 miles north of Dumbarton town centre and 18 miles west of Glasgow city centre.

More specifically the subjects form part of the Ladyton Shopping Centre a short distance east of the A813 Stirling Road just off "O'Hare" where neighbouring occupiers include Keystore Convenience Store, Bonhill Pharmacy, Kit Chan Chinese Takeaway and Gustoso Fish & Chip Shop.

DESCRIPTION

The subjects comprise mid-terraced ground floor retail premises forming part of a larger neighbourhood parade. Externally the property benefits from a large double shop-front protected by an electrically operated steel roller shutter.

Internally the subjects provide open-plan accommodation with 2 x portioned rooms, easily removable if required. To the rear there is a kitchen tea-prep, WC and ambulant WC.

Rear door access is provided opening onto a rear service yard as well as large free public car park.

ACCOMMODATION

NIA – 843 sq ft

BUSINESS RATES

The subjects are entered in the Valuation Roll with a Rateable Value of £4,700.

Subject to fulfilling the set criteria some occupiers may be eligible for 100% rates relief

EPC

Available on request.

ASKING TERMS

Rental offers of £7,500 per annum are invited for the benefit of a new lease on FRI terms.

VIEWING & FURTHER INFORMATION

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