

TO LET - RETAIL

UNIT 5 LADYTON SHOPPING CENTRE
BONHILL, G83 9DZ



KEY HIGHLIGHTS

- 843 sq ft
- Benefits from Class 1 & 2 consent
- No Vat on rent
- Recently refurbished including full LED lighting throughout
- Available for immediate occupation
- Eligible for 100% rates relief
- Large public car park to rear

SUMMARY

Available Size	843 sq ft
Rent	£6,000 per annum
Rates Payable	£2,340.60 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£4,700
Service Charge	N/A
Car Parking	N/A
Estate Charge	N/A
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

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.

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.

ACCOMMODATION

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit - 5	843	78.32	Under Offer
Total	843	78.32	



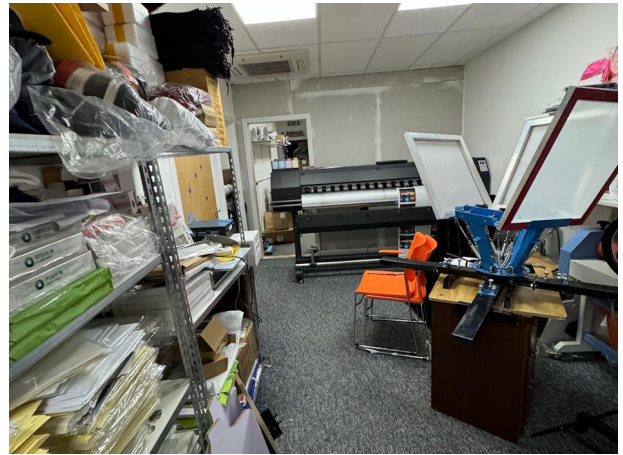
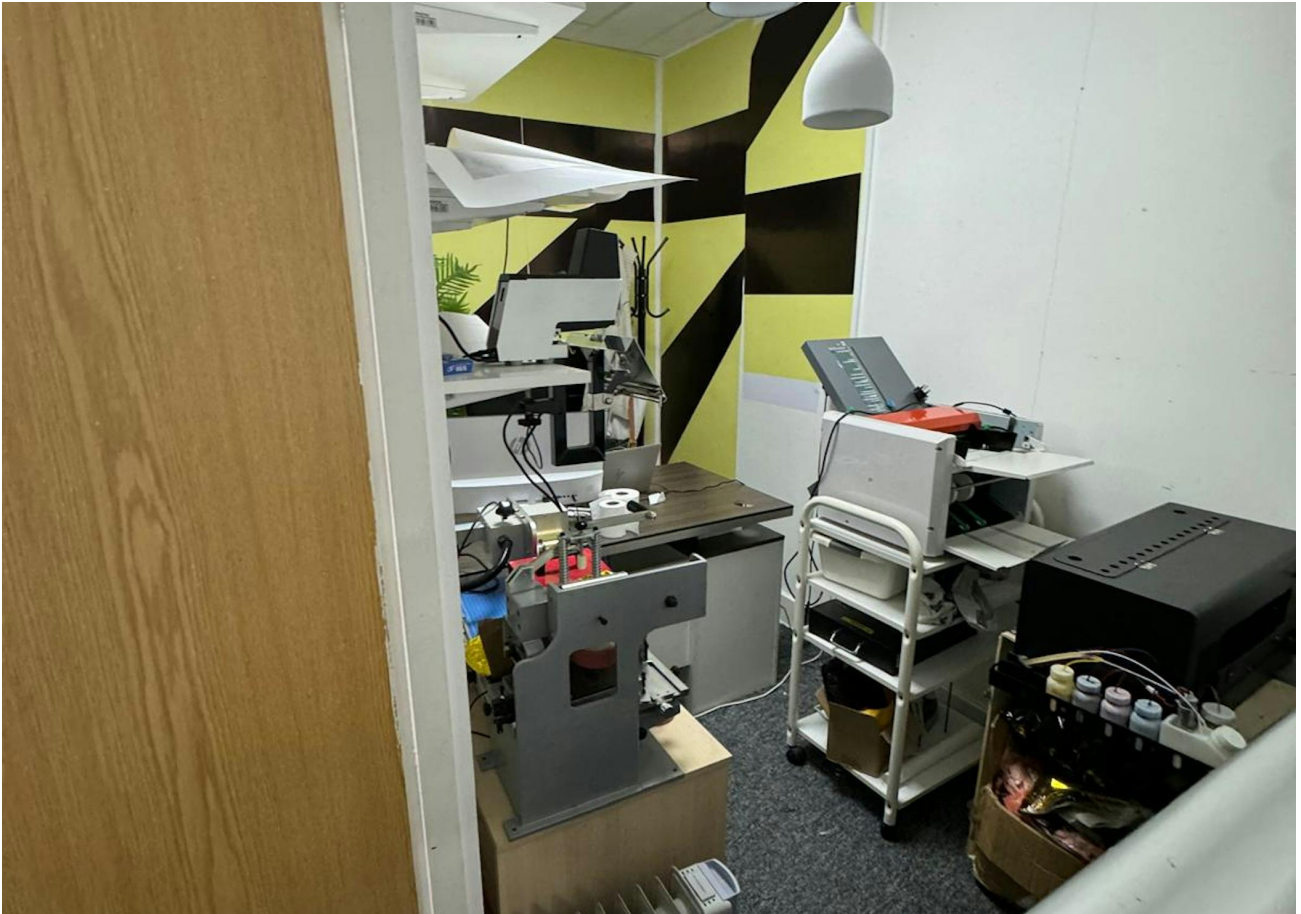
VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059 | 07717447897
gb@gmbrown.co.uk

Kerrie Currie

0141 212 0059 | 07778 431703
kc@gmbrown.co.uk



G·M·BROWN