



**Attractive Town Centre Investment**  
**Let to William Hill Organization Ltd**  
**Ground and First Floor**  
**Rent: £25,000pa**  
**Expiry January 2032 / FRI lease**  
**Offers invited**

### Location

The property is situated on the south side of High Street, west of its junction with Riverside Lane within Dumbarton's town centre. Dumbarton is an established town set on the banks of the River Leven where it joins the River Clyde. Dumbarton is one of the principal centres of the West Dunbartonshire area with the town centre providing an array of various commercial occupiers with catchment areas including Renton, Bonhill & Alexandria.

Neighbouring occupiers include Clydesdale Bank, Royal Bank of Scotland, Riverside Car Park, Semi-Chem, Energie Fitness, T.S.B. and The Counting House.

### Accommodation

The premises comprise a double fronted retail premises arranged over ground and first floors within a 2 storey building.

Internally the property offers open plan retailing space decorated to a high standard in the tenants' corporate specifications. Access to the first floor is gained via an enclosed staircase to the rear of the demise, providing stores, staff tea prep and staff w.c facilities. The premises benefits from a dedicated carpark to the rear.

The premises extend to the following approximate areas:

Ground Floor: 1,524 sq ft / 141.68 sqm  
First Floor: 632 sq ft / 58.7 sqm

### Tenancy

Let to William Hill Organization Ltd until 22<sup>nd</sup> January 2032 on a FRI lease with a tenant break option on 24<sup>th</sup> January 2027 (tenant to provide 9 months written notice). The passing rent is £25,000pa. There is a rent review on the 23<sup>rd</sup> January 2027 to OMV.

### Price

Offers Invited

### EPC

On application

### Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



**Viewing strictly by appointment with BRITTON PROPERTY**

**Andrew Britton**

**T. 07990 505 421**

**E. [andrew@brittonproperty.co.uk](mailto:andrew@brittonproperty.co.uk)**

#### **Important Notice**

BRITTON PROPERTY, their clients and any joint agents give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and BRITTON PROPERTY have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.