

71/73 High Street Dumbarton, Dunbartonshire G82 1LS

Heritable Retail Investment

- Let to Boots UK Limited
- Tenant in occupation for over 30 years
- Lease recently extended until 2021

- Well located opposite the Artizan Shopping Centre in Dumbarton
- Nearby occupiers include New Look, Costa, Greggs, Holland & Barrett and Specsavers

lot 119

Rent
£27,000 per
annum
exclusive

On behalf of KPMG
as Joint Liquidators

Location

Miles: 14 miles north-west of Glasgow
33 miles south-west of Stirling
58 west of Edinburgh

Roads: A814, A82, M898

Rail: Dumbarton Central Railway Station
(30 minutes to Glasgow Queen Street Station)

Air: Glasgow International Airport

Situation

Dumbarton is a popular commuter town just 14 miles north-west of Glasgow. The property is located on the south side of the High Street directly opposite the Artizan Shopping Centre, which houses retailers including Poundland, Sports Direct, New Look and Specsavers. Other nearby occupiers include Costa, Greggs and Holland & Barrett. The High Street forms part of the main bus route through the town.

Description

The property comprises ground floor retail accommodation with ancillary accommodation on the first floor.

Tenure

Heritable (Scottish equivalent of English Freehold).

VAT

VAT is not applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Joint Liquidators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Liquidators to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Liquidators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	259.20 sq m (2,790 sq ft)	BOOTS UK LIMITED (1)	41 years from 28/04/1980 on a full repairing and insuring lease	£27,000	27/04/2021
First	Ancillary	220.36 sq m (2,372 sq ft)				
Totals		479.56 sq m (5,162 sq ft)			£27,000	

(1) Boots have been trading for 165 years and have 1,100 stores throughout the UK in high street locations. According to Boots, over 90% of the UK population is within 10 minutes of a Boots store. Boots employ over 60,000 people of whom around 6,600 are pharmacists (Source www.boots-uk.com). For the year ending 31st August 2015, Boots UK Limited reported a turnover of £9,198,000,000, pre-tax profits of £542,000,000 and a net worth of £367,000,000. (Source: Experian Group 15/09/2016)

For further details please contact:

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