



LEASE AVAILABLE – RETAIL UNIT

Dunoon, 16 Moir Street



- PROMINENT TOWN CENTRE LOCATION
- FLEXIBLE TERMS AVAILABLE
- POPULAR TOURIST DESTINATION

LOCATION

The property is situated in Dunoon, a town on the Firth of Clyde at the base of the Cowal Peninsula, approximately 28 miles north-west of Glasgow, with a population of 9,000 persons. The town is a popular tourist destination and has two ferry operators providing regular services from Gourock and Greenock.

Nearby occupiers include **Clydesdale Bank, Lloyds TSB, Yorkshire Building Society, Ladbrokes** and **M & Co.**

DESCRIPTION

The premises comprise a two storey retail unit benefitting from WC provision and ancillary accommodation. The unit is well configured for retail or service provision and extends to the following approximate areas:-

ACCOMMODATION

Ground Floor	75.78 sq m	816 sq ft
First Floor	78.31 sq m	843 sq ft
Total	154.09 sq m	1,659 sq ft

USE

Class 1 (Retail) or Class 2 (Financial/Professional Services).

TERMS

The premises are available by way of a new sub-lease until **May 2019** or alternatively on flexible terms, subject to agreement.

RENT

The current passing rent is **£14,500 per annum** exclusive.

RATES

We are verbally informed by the Local Authority that the current Rateable Value of the shop is:

Rateable Value	£6,700
Commercial Rate Poundage	£0.471
(exclusive of water and sewerage rates)	

EPC

A copy of the EPC will be made available as required.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for stamp duty, tax, registration dues and VAT incurred thereon.

VAT

All figures are quoted exclusive of VAT.

VIEWING

Strictly by appointment via the sole agents:-

Reith Lambert

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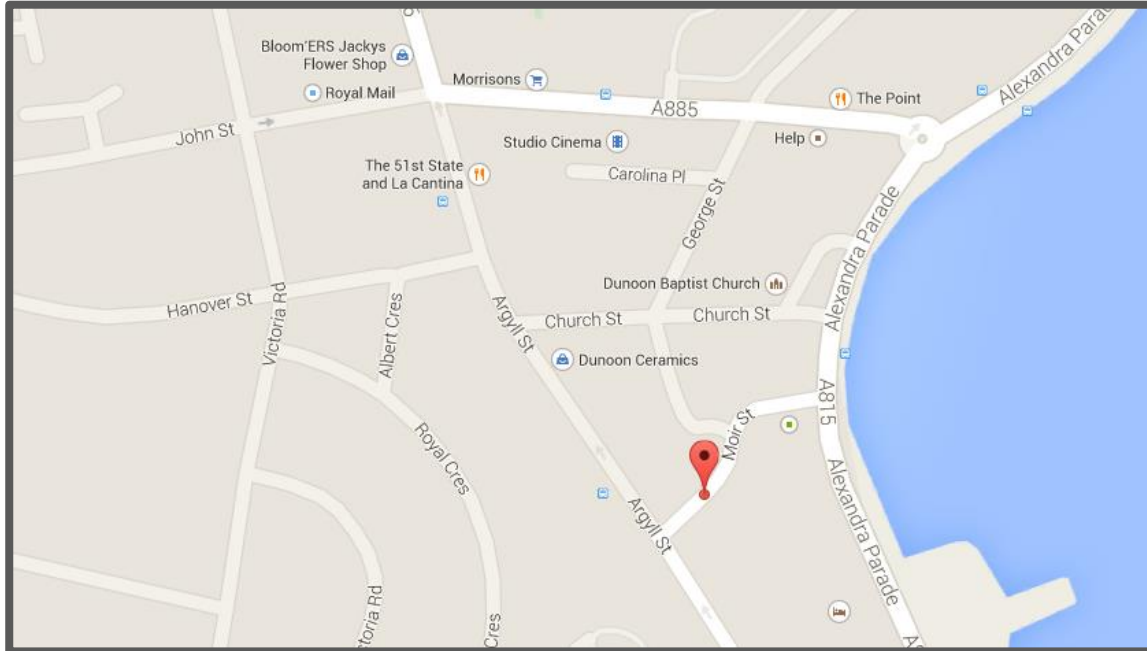




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**Reith
Lambert**
Commercial Property Advisers



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