



RETAIL UNIT TO LET



**150 MAIN STREET,
ALEXANDRIA, G83 0NZ**



LOCATION

The town of Alexandria is situated approximately 17 miles north west of Glasgow City Centre, within the 'Vale of Leven'. Access to the M8 national motorway network can be gained via the Erskine Bridge or the Clyde Tunnel.

The subject property is located on Main Street within the Town Centre of Alexandria. Nearby occupiers include Gregg's, Lomond Dental Care, Ladbrokes and Boots. The attached plan shows the exact location.

DESCRIPTION

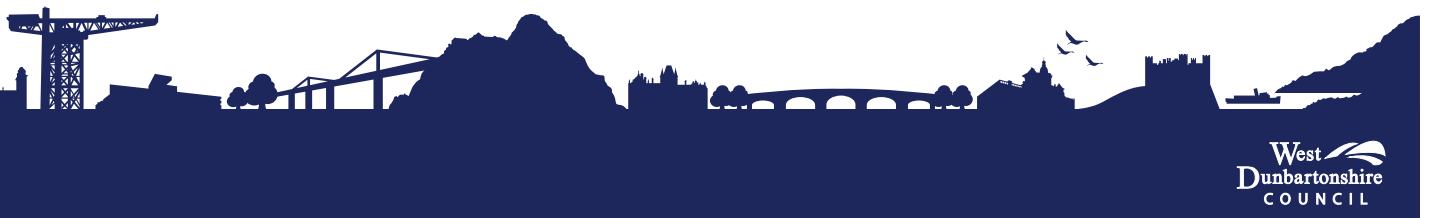
The subjects comprise retail premises at ground floor level with a stock area and toilet facilities at first floor level. There is ample parking in close proximity to the unit.

FLOOR AREA

Net Internal Area is as follows:

Ground Floor: 68.84 sqm (741 sq ft)

First Floor: 45.7 sqm (492 sq ft)



RATEABLE VALUE

The property is entered in the Valuation Roll at NAV/RV (April 2023) at £14,500 per annum. Further information can be obtained by contacting the Assessor's Office, Clydebank on telephone number 0141-562-1272 or visit their website at: www.saa.gov.uk

LEASE

The property is available on a full repairing and insuring (FRI) lease.

RENT

Offers of rent in the region of £14,000 per annum, exclusive of VAT are invited.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of "G"

LEGAL TERMS

In the usual manner, the tenant will be responsible for all legal costs associated with the transaction.

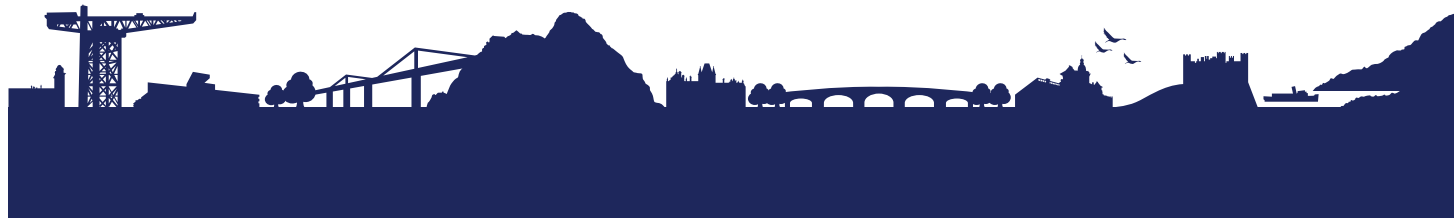
ENTRY

Immediate entry is available.

CONTACT

Enquires to:

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West Dunbartonshire Council

Title : 150 Main Street Alexandria

Map No : AM386

Map Ref : NS3980SW

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Scale : 1:1250

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