



PROPERTY FOR LEASE



PAVILION CAFE LEVENGROVE PARK CLYDESHORE ROAD DUMBARTON G82 4AF



LOCATION

The town of Dumbarton is situated approximately 15 miles north west of Glasgow on the north bank of the River Clyde. The town has a thriving town centre and is served by three mainline railway stations. The town is on the main A82 road which links to Glasgow, the M8 motorway (via the Erskine Bridge) and the Western Scottish Highlands. The town has a population of around 20,000 and a 15 minute drive time population of approximately 75,000 people.

The subject property is located within Levensgrove Park which lies to the south of the town centre where the River Leven flows into the Clyde Estuary.

LEVENGROVE PARK

The Park was gifted to the Town Council of Dumbarton on 1885 by two eminent local shipbuilders. The park extends to some 32 acres and comprises formal gardens, open grassland, an Arboretum, recreational facilities and play areas.



The Park has been used as a venue for a number of community events including the Scottish Pipe band Championships, gala days and fire-works displays. It also hosts the weekly Dumbarton Parkrun event.

DESCRIPTION

The subjects were purpose built as a café in 2019. They comprise a detached single storey property constructed of stone with a pitched and slated roof. There are large glazed display windows in the front elevation looking onto the Park.

Internally the property contains open plan café area, kitchen, toilets and an office area.

There is a decked area to the front and side of the building which has an open sided canopy above.

ACCOMODATION

The property has a Gross Internal Area of 133m² (1,432 sq ft) excluding the decked area.

RATEABLE VALUE

The property is currently listed in the Valuation roll with a Rateable Value of £11,400.

Further information can be obtained by contacting the Assessor's Office, Clydebank on telephone number 0141-562-1200 or visit their website at: www.saa.gov.uk

PLANNING

The previous use of the property was as a café and office. We understand that a similar type use would be acceptable but interested parties are advised to make their own enquiries.

Further information on permitted uses can be obtained by contacting Planning & Building Standards.

Tel : 0141 562 8794

Development.Management@west-dunbarton.gov.uk

LEASE

The property is available on a full repairing and insuring (FRI) lease. The length of lease is negotiable but with a minimum duration of 5 years.

RENT

We are seeking rental offers in excess of £15,000 per annum. The rent will be paid monthly in advance.

VAT

The property is not vat elected.

LEGAL TERMS

The tenant will be responsible for all legal costs associated with the transaction.

ENTRY

To be agreed.



FURTHER INFORMATION and VIEWING

It is likely that this letting will go to a Closing date and interested parties are asked to register their interest in writing with:

J David Johnston,
Asset Management
West Dunbartonshire Council
Council Offices
16 Church Street
Dumbarton
G82 1QL
Tel: 07785632859

IMPORTANT NOTICE

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of an offer or Contract.

2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of all matters upon which they intend to rely.

3. No person in the employment of West Dunbartonshire Council has any authority to make or give any representation or warranty whatever in relation to this property.

4. This brief does not constitute approval under the Planning Act. The purchaser will require to submit applications for planning permission etc. in the usual manner. Advice in this respect is available from the Council's Development Management Team.

5. West Dunbartonshire Council reserve the right to impose title conditions/ securities to take into account the particular circumstances of the transaction including, for example, the proposed use of the subjects and any price restrictions.”

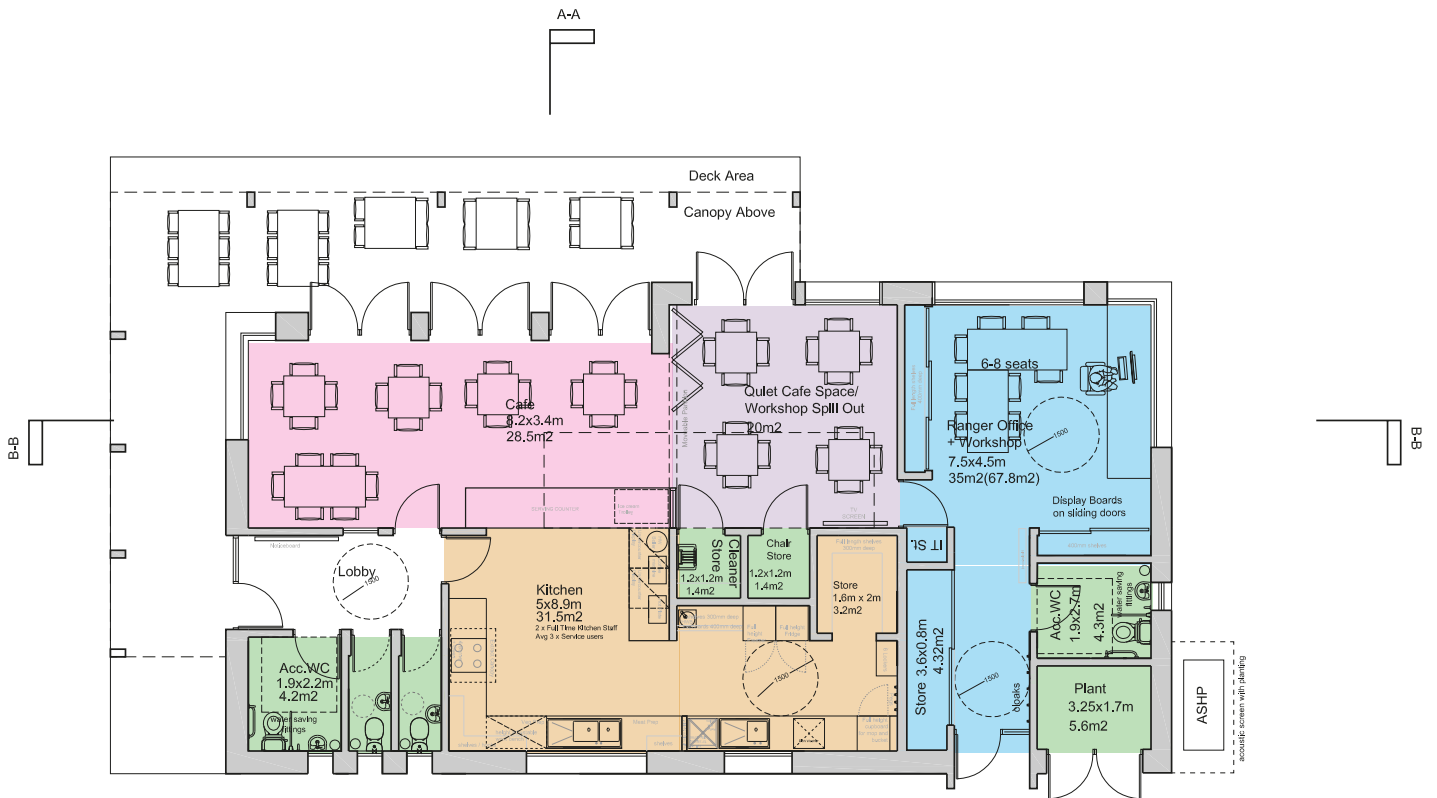
Date prepared: April 2024



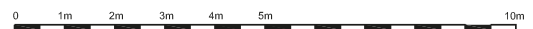
Levensgrove Park Pavillion



22/04/2024 Scale: 1:331@A4



PAVILION
Proposed Floor Plan
152m²



anderson bell + christie

