

**TO LET  
PROMINENT RETAIL UNIT**

**130 MAIN STREET  
ALEXANDRIA  
G83 0NZ**

**Location**

Alexandria lies some 20 miles to the north of Glasgow and 5 miles north of Dumbarton.

The subjects occupy a prominent position within the town centre and nearby retailers include Greggs, TSB, RBS and a good mix of local traders.

**Description**

The property comprises the ground floor within a 2 storey building with a single storey extension to the rear.

The subjects are currently fitted as a hair salon and benefit from 2 private treatment rooms and benefit from gas fired central heating.

**Accommodation**

From our inspection we calculate that the unit extends to the following approximate areas and dimensions:

Net Internal Area: 661 ft<sup>2</sup> (61.4 m<sup>2</sup>)

**Planning**

The subjects have Class 1A consent and could be used as a retail shop or an office. Full details available on request.

**Lease Terms**

The property is offered to the market for a period to be agreed on a full repairing and insuring lease incorporating regular upward only rent reviews.



**Rent**

Offers in the region of £9,000 per annum exclusive are invited.

**VAT**

All terms are quoted net of VAT where applicable.

**Rateable Value**

The property is entered in the Valuation Roll as follows:

Rateable Value (2023/24) £7,200

Qualifying parties may benefit from 100% rates relief under the Small Business Bonus Scheme.

**Energy Performance Certificate**

The property has an EPC Rating of 'G'

**Entry**

Entry can be provided on conclusion of legals.

**Money Laundering Regulations**

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

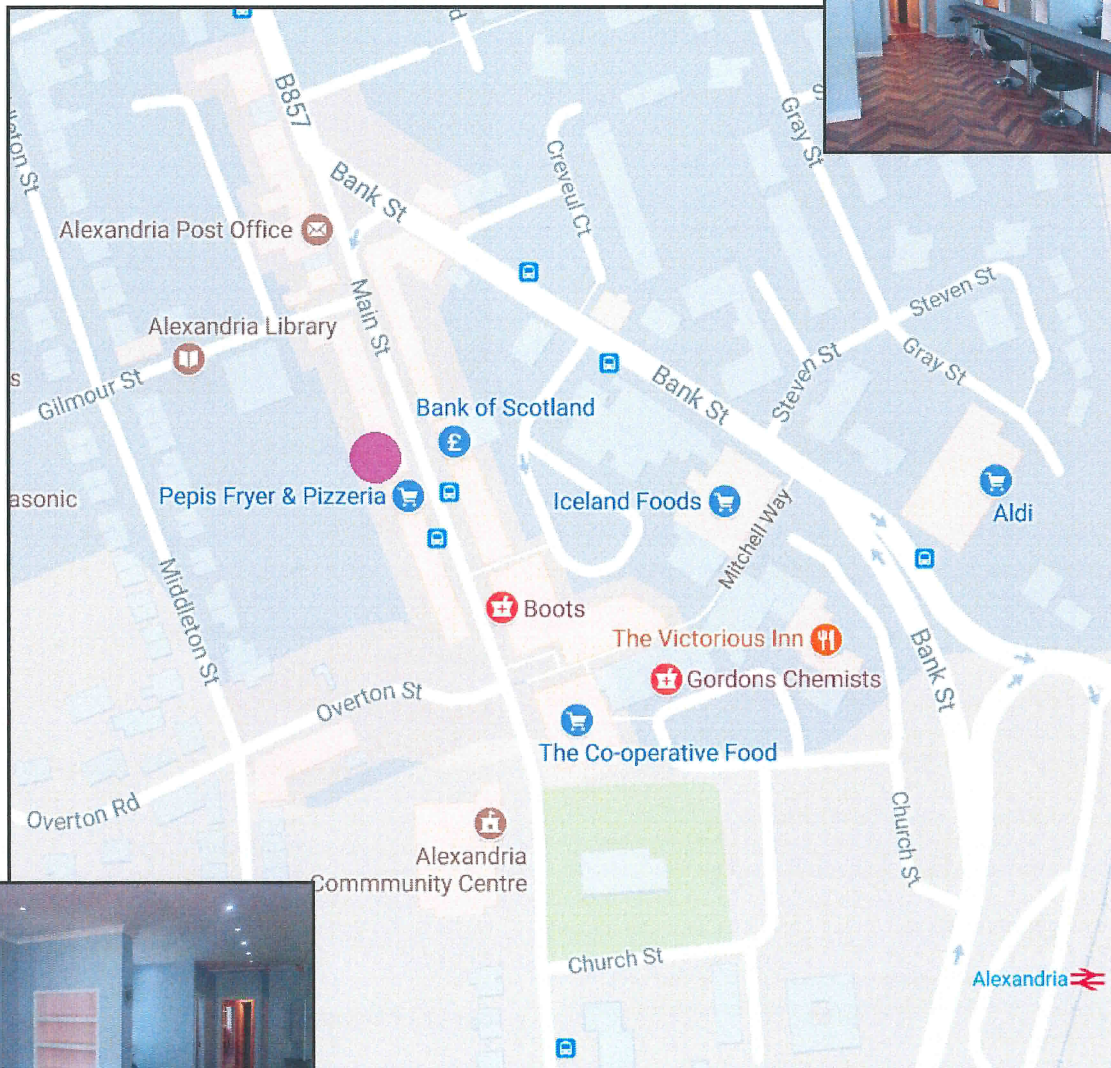
### Further Information/Viewing

For appointments to view please contact the sole agents;

Whitelaw Baikie Figs

Contact: Gavin Anderson / Colette Brough  
Email: [gavin@wbf.co.uk](mailto:gavin@wbf.co.uk) / [colette@wbf.co.uk](mailto:colette@wbf.co.uk)

### LOCATION PLAN



Details published: 12<sup>th</sup> July 2023

The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figs for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so.
- iii) no person in the employment of Whitelaw Baikie Figs has any authority to give any representation or warranty whatsoever in relation to this property.
- iv) all prices, rents and premiums quoted are exclusive of VAT at the current rate.
- v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.