

TO LET

Unit 1, 66 Bank Street, Mitchell Way
ALEXANDRIA, G83 0NH
on the instructions of Iceland Foods Ltd

crichtonproperty
consultancy

Chartered Surveyors & Commercial Property Consultants

LOCATION

Alexandria lies 20 miles north west of Glasgow and 5 miles north of Dumbarton with a resident population of approximately 14,000.

The subjects occupy a prominent position within Mitchell Arcade adjacent to the new branch of Iceland, Royal Bank of Scotland, Moss Chemists, Mackays, Aldi etc.

ACCOMMODATION

We estimate the property has the following approximate areas and dimensions:-

ACCOMMODATION	METRIC	IMPERIAL
Gross Frontage	9.44 m	31 ft
Shop Depth	14.93 m	41 ft
Ground Floor Area	152.63 m ²	1,815 ft ²
First Floor	168.61 m ²	1,643 ft ²



RATES

The unit is still to be assessed for rating purposes and as such, it is the ingoing tenant's responsibly to make their own enquires with the local rating authority.

CPC gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the ingoing tenant should rely upon their own enquiries with the Local Rating Authority.

LEASE DETAILS

The subjects are being offered on a new long term full repairing and insuring sub-lease incorporating 5 yearly rent reviews with rental offers in region of £27,500 per annum being invited.

EPC

EPC rating = D.

EPC Certificate available upon request.

ENTRY

By arrangement.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the ingoing tenant being responsible for any stamp duty, registration dues, VAT and Land & Buildings Transaction Tax (LBTT) incurred thereon.

VAT

All prices, rents and premiums quoted are exclusive of VAT at current rate.

VIEWING

All arrangements to view the premises are **STRICTLY** by prior arrangement.

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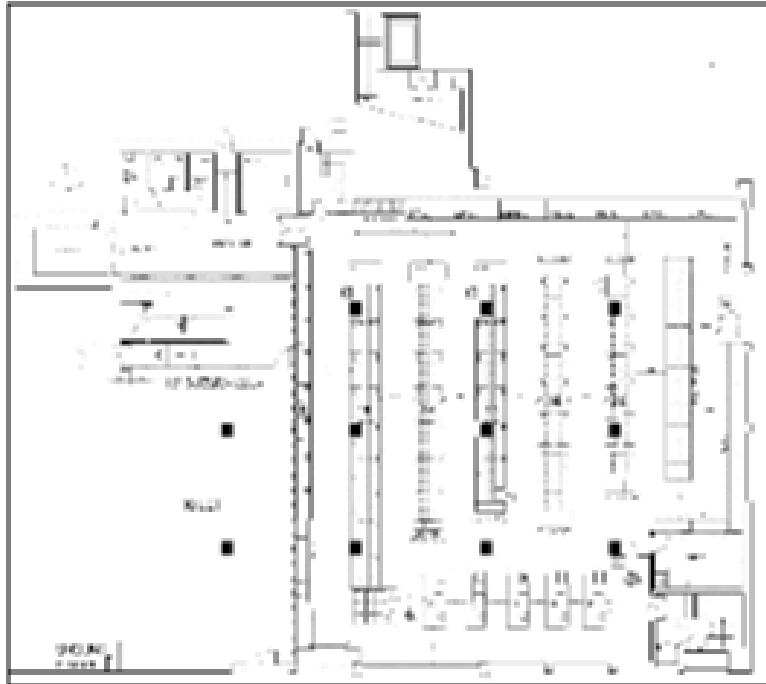
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Misrepresentation Act 1967

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