

FOR SALE
COMMERCIAL PREMISES



**129 High Street/Riverside Lane,
Dumbarton, G82 1LE**

- Large commercial premises
- Suitable for a variety of uses
- Unit extends to approx. 2,219 sqft
- High level of passing vehicular traffic

LOCATION

Dumbarton is located in the West Dunbartonshire region and is approximately 15 miles north west of Glasgow. The town is the administrative location for the Council HQ and has a resident population of some 20,000.



The property is located in the town centre, with access gained via High Street and Riverside Lane. The main free town centre car park is located directly adjacent to the subjects.

Nearby traders include Boots, Greggs, Costa, RBS, Wetherspoons and many others. See attached goad plan.

DESCRIPTION

The unit comprises a single storey commercial space, constructed to the rear of the residential tenement, with pedestrian access gained from both High Street and Riverside Lane, of brick/block construction under a flat roof.

Internally the property is largely open plan in nature, with separate office, storage and staff facilities, air conditioning and public facilities.

ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate that the property has the following approximate net internal areas:

Ground Floor: 206.14sqm (2,219sqft)

TERMS

The property is offered for sale and offers in the region of £90,000 are sought.

RATING

The subjects are entered in the Valuation Roll with the following Rating Assessment:

Rateable Value: £24,750

The current rate poundage for 2026/2027 is £0.481 in the pound. Note that our clients are in the process of appealing the current rating assessment.



EPC

An EPC has been prepared for the premises and is available upon request.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT at the appropriate rate.

LEGAL COSTS

Each party shall be liable for their own legal costs incurred in any transaction, however for the avoidance of doubt the purchaser shall be liable for LBTT.

To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: October 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.