

FOR SALE

Mixed-use Investment

NIA: 620.36 SQM (6,677 SQFT)

Attractive Mix Of Office, Retail And
Leisure Occupiers

Situated Within Close Proximity To
Dumbarton Town Centre

Current Secured Income Of £39,000
Per Annum

On-Street Parking Nearby

Sale Price: Offers In Excess of
£300,000 (12.58% NIY)



[CLICK HERE FOR VIRTUAL TOUR!](#)



14 & 16 MEADOWBANK STREET, DUMBARTON, G82 1SD

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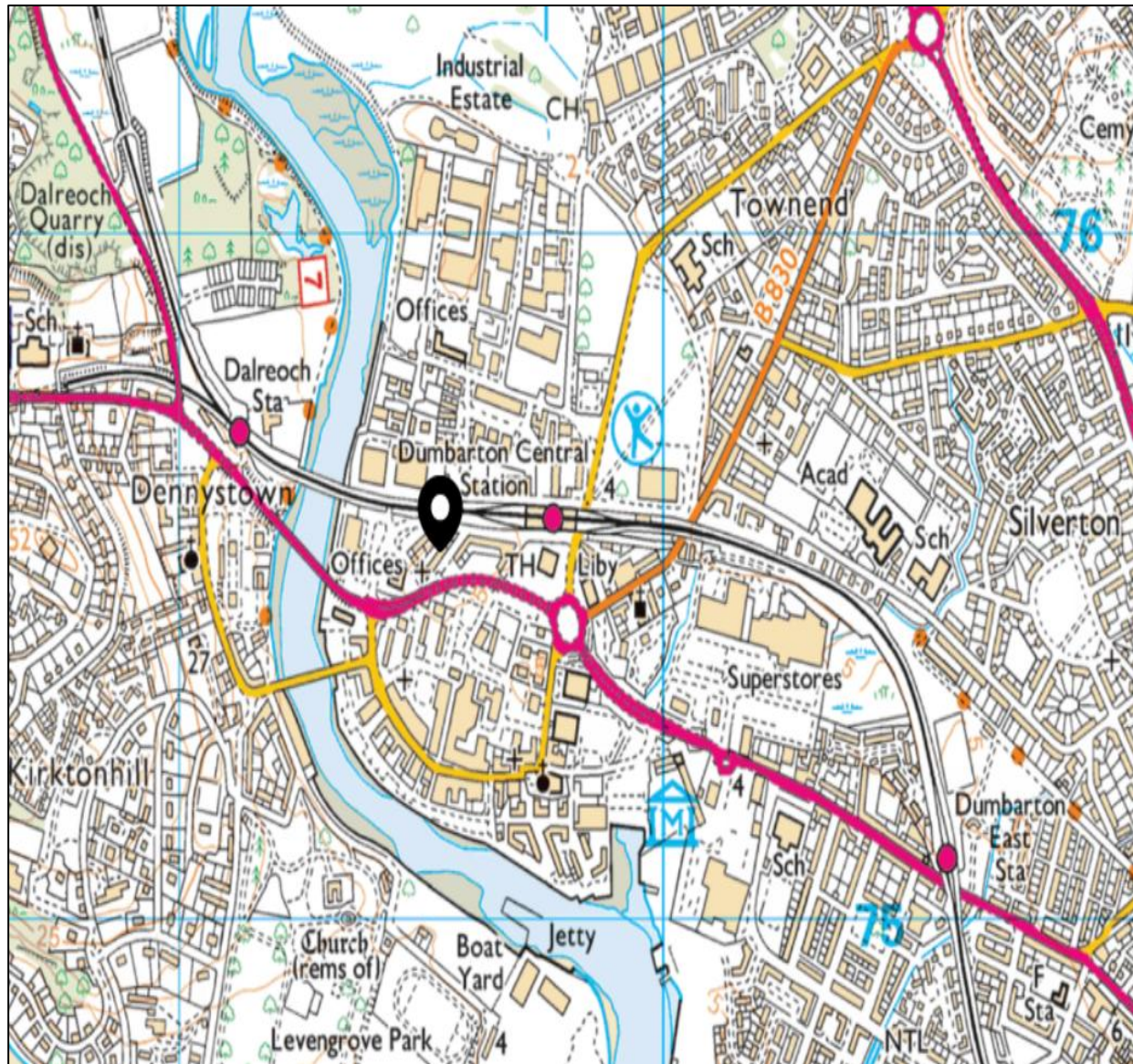
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Location

14 & 16 MEADOWBANK STREET, DUMBARTON, G82 1SD



Dumbarton is a town which acts as the main shopping and administrative centre of West Dumbartonshire Council.

The town lies on the north bank of the River Clyde, situated approximately 17 miles west of Glasgow City Centre. Dumbarton can provide access to Glasgow by the A82 and M8 via the Erskine Bridge and benefits from strong transport links provided by both bus and railway.

More specifically, the subjects are situated on Meadowbank Street located just off Glasgow Road, acting as one of the main arterial routes through Dumbarton.

The surrounding area is primarily occupied by commercial operators which include Lloyds Pharmacy, Levenside Medical Practice and Bridgend House.



[CLICK HERE FOR LOCATION](#)



Description

14 & 16 MEADOWBANK STREET, DUMBARTON, G82 1S



The subjects form part of a building formally utilised for religious use, spanning across ground and first floor. The property benefits from multiple pedestrian entrances via Meadowbank Street which grants access to various parts of the building.

Internally, the subjects consist of a mixture of office, leisure and retail space. The latter is currently utilised as a kitchen showroom which benefits from a modern fit-out. Floors throughout are finished with hardwood flooring, walls are plastered and painted with a pitched roof, finished internally with wooden paneling and incorporated LED spotlighting.

The leisure space is currently utilised as a dance studio which benefits from a suspended timber floor and hanging LED lighting incorporated throughout. The studio also benefits from ample storage as well as communal W/C facilities which is shared with the showroom.

The remainder of the space is currently being used as multiple cellular, well-fitted office suites which can be found across the ground and first floor. The layout is complimented by male and female W/C facilities and several kitchen/prep area situated throughout.

ACCOMMODATION

Accommodation	SQM	SQFT
Ground Floor	509.79	5,487
First Floor	76.66	825
First Floor Mezz	33.91	365
TOTAL	620.36	6,677

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).





Tenancy Schedule

14 & 16 MEADOWBANK STREET, DUMBARTON, G82
1SD

Address	Use	Area (SQFT)	Tenant	Rent	Repair Obligation	Expiry Date	Break Option	Rent Reviews
14 Meadowbank Street, Dumbarton	Office	1,764	Lodestone Creative	£14,796	FRI	01/05/30	01/05/2028	01/05/2028
14 Meadowbank Street, Dumbarton	Retail	851	Zoom Baby	£6,000	FRI	01/02/27	N/A	N/A
16 Meadowbank Street, Dumbarton	Studio	1,376	Lee School of Dance	£8,000	FRI	31/05/29	31/05/2027	31/05/2027
16a Meadowbank Street, Dumbarton	Showroom	2,686	Red Laing Kitchens Ltd	£10,200	FRI	01/09/32	01/09/2027	01/09/2027

This presents an investor with an opportunity for ongoing asset management with potential for lease renewals/extensions to improve the incoming security

The above tenancy schedule is accurate at the date of inspection and may be subject to change during the marketing process.



Photos

14 & 16 MEADOWBANK STREET, DUMBARTON, G82 1SD





SALE PRICE

Our client is inviting offers in excess of £300,000 for their heritable interest in the subjects, reflecting an attractive 12.58% Net Initial Yield.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll across several entries:

Accommodation	RV
16a Meadowbank Street	£6,100
16 Meadowbank Street	£7,700
14 Meadowbank Street	£7,000
Total	£20,800

We would advise any prospective purchaser to satisfy themselves in relation to the appropriate rateable values.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published: June 2025

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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