

## Broadmeadow Trade Park

Birch Road, Broadmeadow Industrial Estate, Dumbarton, G82 2RE

Address	Size (sq ft)	Size (sq m)	Rent (per annum)	Service Charge (per annum)	Rateable Value	EPC Rating	Comments
Unit 25	2,720	252.70	£11,750	£1,224.00	£11,100	B+	Potential for 100% rates relief from 1 <sup>st</sup> April 2017. <b>UNDER OFFER.</b>
Unit 26	6,678	620.41	£27,500	£3,005.10	£28,500	B+	Potential for private, fenced yard. Existing fit-out includes additional offices and small mezzanine level but this is likely to be stripped out when refurbishment works commence in New Year..

Service Charge is budgeted at a rate of £0.45 per sq. ft. per annum.

### Value Added Tax

All figures are quoted exclusive of VAT, which is applicable at the prevailing rate.

### Local Authority Rates

The Scottish Government has set the uniform business rate for 2017/2018 at 46.6 pence for properties where the Rateable Value is less than £35,000. However, as a result of the Small Business Bonus scheme, properties with Rateable Values below £15,000 may qualify for 100% rates relief. Rateable Values of between £15,001 and £18,000 could qualify for 25% rates relief. The position and thresholds of the Small Business Bonus scheme will be reviewed by the Scottish Government on an annual basis.

### Please Note:

These details do not constitute, form part of, vary, or seek to vary, any contract or unilateral obligation and are provided for information purposes only. November 2017