

## 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 17	7,174	666.49	£38,000	£3,228	TBC*	TBC	Rateable Value of Units 17 & 18 combined in a single assessment of £40,250. RV of Unit 17 likely to be around £28,000.
Unit 18	2,949	273.97	£15,500	£1,327	TBC*	TBC	As above, RV of Unit 18 likely to be around £12,000 following re-assessment. Therefore, potential for 100% rates relief. <b>UNDER OFFER.</b>

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 2018/2019 at 48.0 pence for properties where the Rateable Value is less than £51,000. 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.

### \* Rateable Value

Units 17 & 18 are listed in the Valuation Roll with a combined Rateable Value of £40,250 and these will require being separately assessed in the event of individual lettings.

### 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. February 2019