

## Clydebank Business Park

Block 2, Fleming Court, 2 North Avenue, Clydebank, G81 2DR

Address	Size (sq ft)	Size (sq m)	Rent (per annum)	Service Charge (per annum)	Rateable Value	EPC Rating	Comments
Block 2, Unit 7	1,007	93.55	£5,500	£409.40	£5,000	TBC	End-terrace unit with small warehouse office. Eligible for 100% Property Rates savings. <b>UNDER OFFER.</b>
Block 2, Unit 8	3,990	370.68	£16,000	£1,635.90	£18,000	E+	End-terrace unit. Refurbished.
Block 2, Unit 15	1,000	92.90	£5,500	£409.40	£4,850	E+	Only recently available. End-terrace unit. Eligible for 100% Property Rates savings. <b>UNDER OFFER.</b>

Service Charge is budgeted at a rate of approximately £0.41 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

From 1<sup>st</sup> April 2018, the Scottish Government has set the uniform business rate (UBR) for 2018/2019 at 48.0 pence for properties where the Rateable Value is less than £51,000. From 1<sup>st</sup> April 2019, the UBR will be increased to 49.0 pence. However, under the Small Business Bonus Scheme, properties with Rateable Values of £15,000 or below may qualify for 100% rates relief. Rateable Values of between £15,001 and £18,000 may qualify for 25% rates relief. These thresholds may be varied in the future.

### 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. March 2019