

TO LET / FOR SALE

Development, Leisure,
Other, Residential

THE RIALTO, 121 COLLEGE STREET,
DUMBARTON, G82 1NH

Detached cinema & bingo hall available to
lease in Dumbarton

-  Detached building
-  Partly renovated
-  Alternative use potential
-  New key point...
-  Ample parking

TOWN CENTRE LOCATION



LOCATION

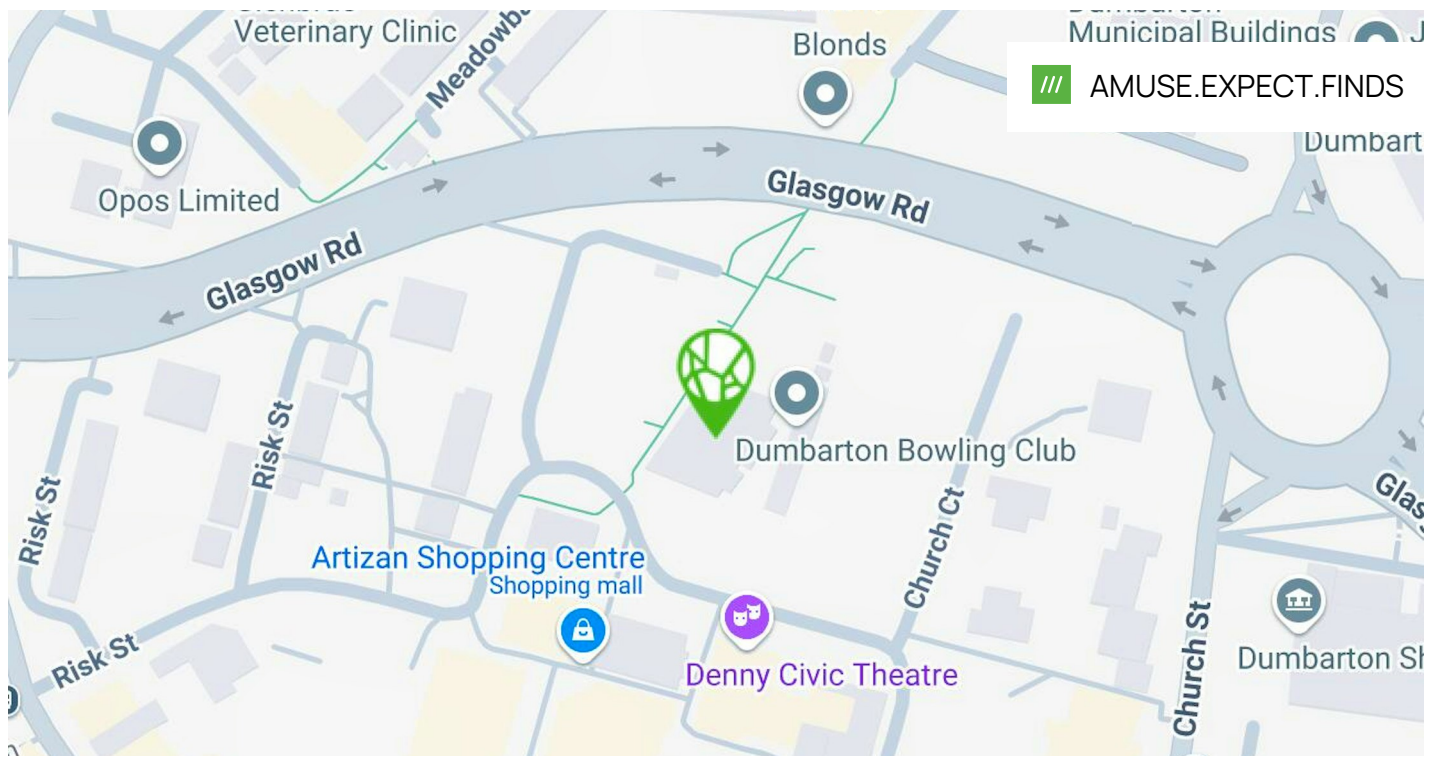
Dumbarton is a town in the west of Scotland and on the north bank of the River Clyde. The property is located on the east side of College Street and close to its junction with St Marys Way, a short distance from Dumbarton town centre. The property therefore enjoys good local amenities and shopping facilities within a short walking distance.

DESCRIPTION

The subjects comprise a detached former bingo hall of masonry construction arranged over 2 floors under a mix of pitched and flat roof sections. The building was originally constructed in 1933 as a cinema known as The Rialto, then converted into a bingo hall in 1994 before closing in 2020.

Internally, there is a large open hall on the ground floor which leads into a number of rooms including a catering kitchen. On the first floor there are 2 cinema theatres and a number of offices/store rooms. The flooring throughout is of concrete and is covered in carpet and commercial vinyl. The walls are covered in plaster/paint and the ceilings incorporate LED lighting. The building benefits from a gas fired heating system. There is a secure yard to the east of the property and ample parking in the surrounding area. The roof has recently been replaced.

This vast building would suit a wide range of uses including a nursery, restaurant, religious facility or children's play area, subject to obtaining any required consents from the local authority. It may also be suitable for conversion from commercial use to residential.





LEASE TERMS

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £45,000 per annum.

EPC

A copy of the Energy Performance Certificate (EPC) is available upon request.

RENT

£45,000 per annum

PRICE

Offers in the region of £495,000

RATEABLE VALUE

£18,600 according to the Scottish Assessors Association Portal, meaning £9,263 payable.

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT



Shahzad Shaffi

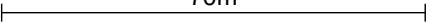
0141 291 5786 | 07742 333 933

ss@kirkstoneproperty.com

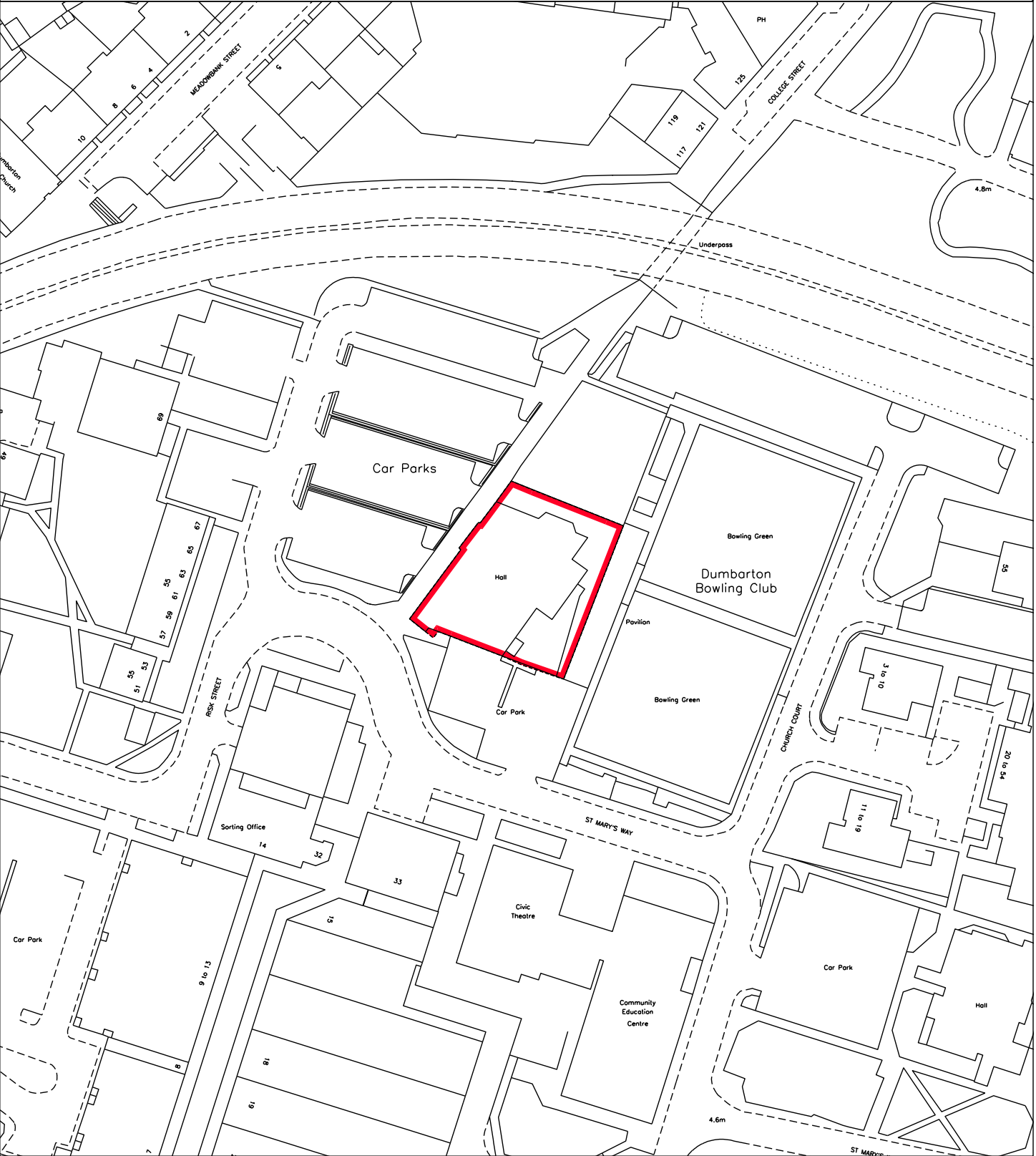


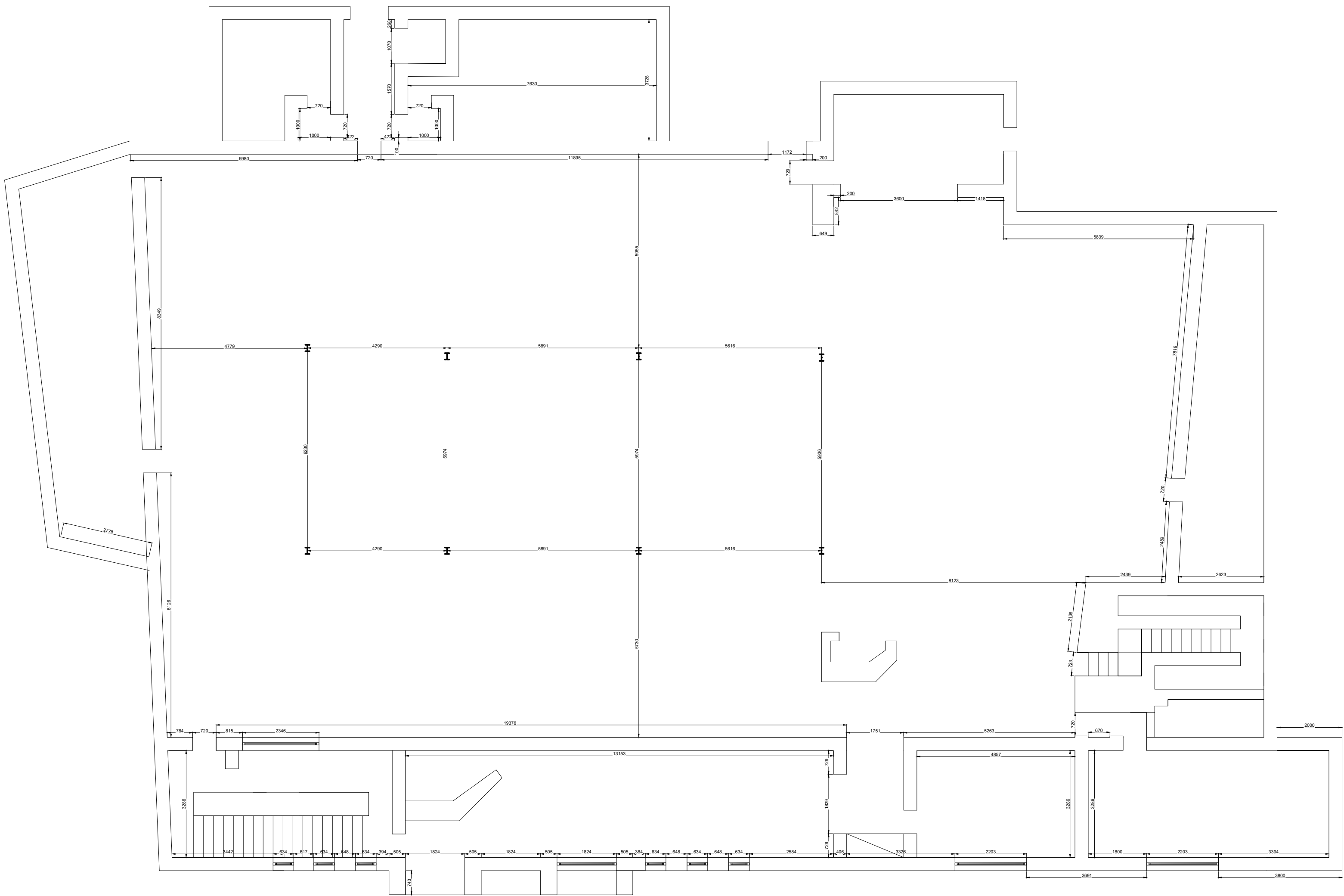
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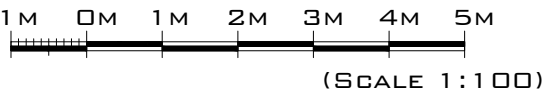
 LAND REGISTER OF SCOTLAND	Officer's ID / Date	TITLE NUMBER
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	ORDNANCE SURVEY NATIONAL GRID REFERENCE	70m 
NS3975SE NS3975NE		Survey Scale
		1/1250

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EXISTING GROUND FLOOR PLAN
SCALE 1:100



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GLASGOW

CLIENT
AIA BRANDS

JOB TITLE
BINGO HALL, DUMBARTON

DRAWING TITLE
EXISTING GROUND FLOOR PLAN

SCALE	DRAWN	DATE
A2@1:100	ES	17-09-2021
ISSUE	CHECKED	DATE CHECKED
DRAFT	HR	17-09-2021

A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S	T

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LS21-162-002

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REV	DESCRIPTION	DATE
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CLIENT
AIA BRANDS

DRAWING TITLE
EXISTING FIRST FLOOR PLAN

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LS21-162-003

