

# Drysdale & COMPANY

VACANT PUBLIC HOUSE FOR SALE

The Clipper  
3 High Street  
Dumbarton  
G82 1LF



**Asking Price £295,000**

Drysdale and Company  
Argyll Court  
Castle Business Park  
Stirling  
FK9 4TY

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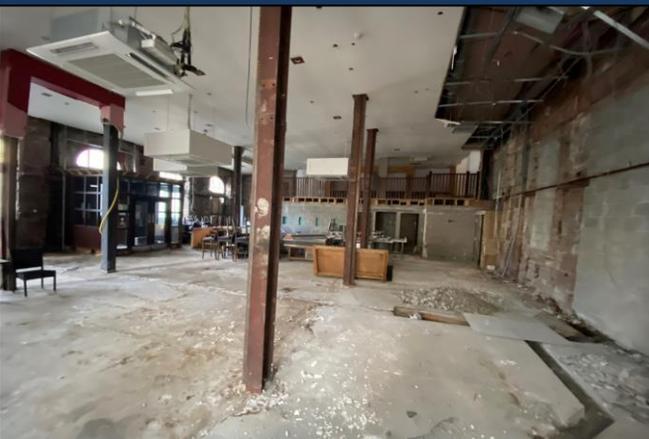
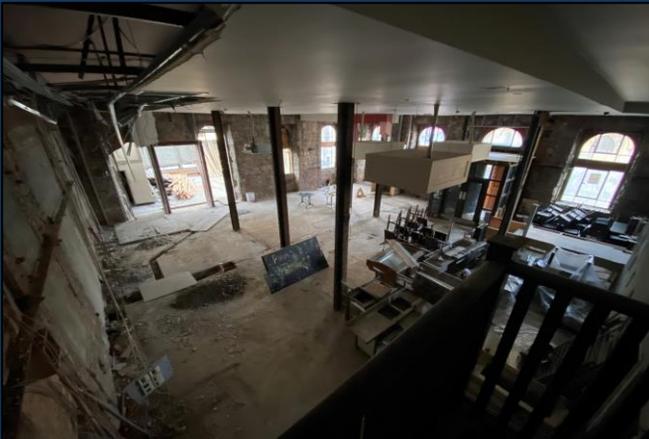
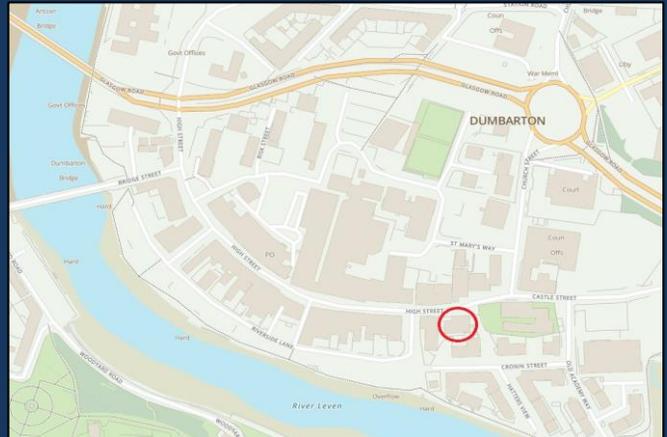
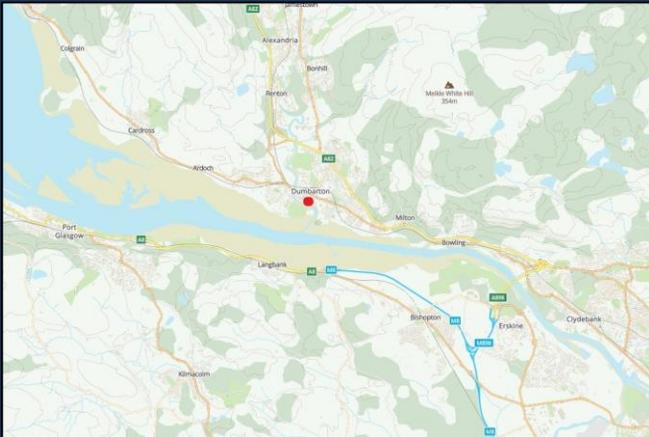
[www.drysdaleandcompany.co.uk](http://www.drysdaleandcompany.co.uk)

## Location

The property is situated on the south side of High Street in Dumbarton town centre, with the surrounding area incorporating a mix of commercial, retail and residential properties. Immediately to the rear of the property there are recently completed residential apartments, completed by Dunbritton Housing Association.

There is significant proposed upgrading and development work to Dumbarton High Street to include the demolition and redevelopment of The Artizan Centre, which is under consultation with the local council.

Dumbarton is situated on the north side of the Forth of Clyde and is a popular commuter town being only 20 miles west of Glasgow and 6 miles south of Loch Lomond.



## Description

The property was historically utilised as a licenced public house, The Clipper, and is currently closed. The building was constructed in 1888 and is the site of the former MacMillan shipyard offices.

The building is detached, predominantly of traditional stone construction and 3 storeys in height. There is a modern single story conservatory extension provided to the side elevation, with a further single storey extension to the rear of the property being of brick construction, housing the kitchen and storage accommodation at ground floor level.

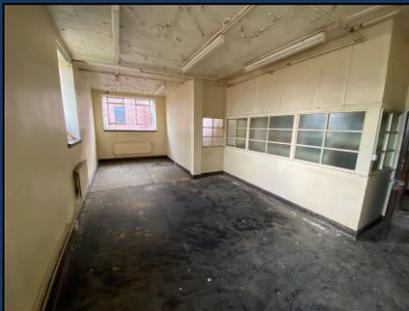
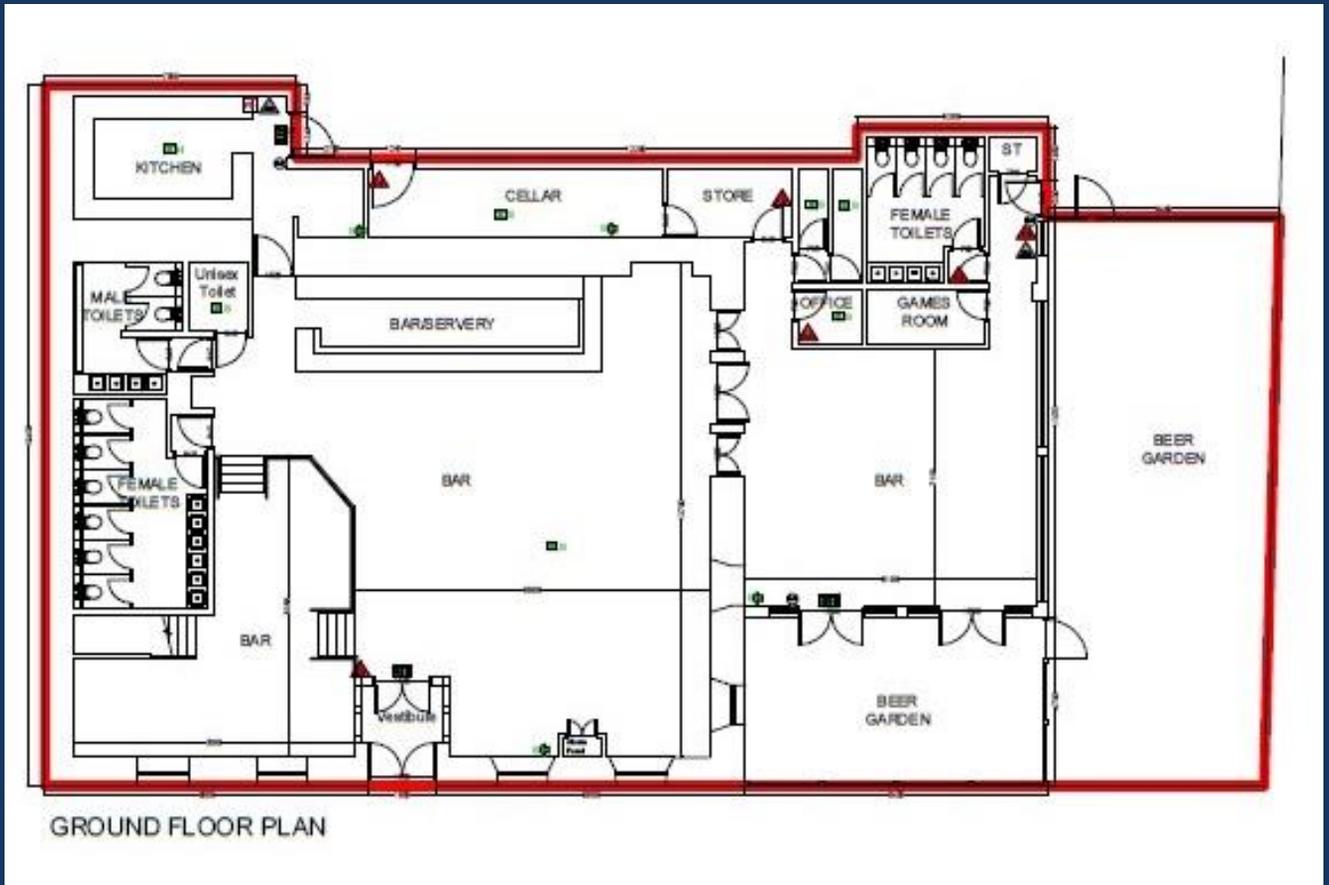
The previous licenced business operated out of the ground floor only, and the former office accommodation at upper floor levels has been unused for many years.

The property is in a shell condition having been stripped internally in preparation for upgrading and redevelopment, which then didn't occur due to the Covid 19 pandemic.

The former ground floor bar area has a double floor height and exposed feature steel columns. There is a raised mezzanine seating area to one side of the former bar area.

## Floor Plan

Below is a floor plan of the former ground floor bar area only. The entire GIA over ground, first and second floor levels is approximately 9,900 sq.ft



## Upper Floors

Access to the second and third floor levels is currently taken via a ladder arrangement from the mezzanine within the former bar area. This accommodation has not been utilised for many years and is in basic condition throughout but would suit office space or potentially serviced apartment accommodation (STPP) after refurbishment. New stair access would be required.



### Opportunity

The property presents an excellent opportunity to re-establish a significant licensed premises within Dumbarton town centre, that would trade well within an established leisure circuit.

Significant redevelopment is required although the large footprint would suit a variety of potential operators, with the benefit of substantial vacant accommodation at second and third floor levels.

Alternative Use development to provide retail, commercial or residential accommodation would also be possible subject to suitable planning consent being granted

### Rateable Value

The Rateable value (2017) is £50,000, with the new proposed Rateable Value (April 2023) being £42,500

EPC Rating - G

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken. A list of Partners can be obtained from any of our offices. Date of Publication: March 2023