



# FALCONER

PROPERTY CONSULTANTS

**1 BURNSIDE PLACE  
KILMACOLM  
PA13 4ET**

## FOR SALE

- OFFERS OVER £320,000
- FULLY FITTED CAFÉ AND SHOP
- CAFÉ, SHOP & BASEMENT – 1,477 FT<sup>2</sup>
- FIRST FLOOR TWO BED FLAT – 1,254 FT<sup>2</sup>
- GARAGE AND GARDEN
- 100% RATES RELIEF  
(SUBJECT TO QUALIFICATION)
- GOOD LEVELS OF NEARBY PARKING
- HIGH LEVELS OF PASSING TRADE



## LOCATION

Kilmacolm is a village and civil parish in the Inverclyde council area, and the historic county of Renfrewshire in the west central Lowlands of Scotland. Kilmacolm is located 15 miles west of the City of Glasgow with a population of around 4,000.

The subjects are located on the western side of Port Glasgow Road at its junction with Market Place and Smithy Brae. Port Glasgow Road the A761 forms the main arterial road through the town and as such benefits from a high level of passing trade.

The subjects are well located for use as a cafe being in the heart of Kilmacolm with good levels of nearby parking.

## FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

Garage: 34.8m<sup>2</sup>/375ft<sup>2</sup>

Basement: 63.1m<sup>2</sup>/679ft<sup>2</sup>

Ground Floor: 74.1m<sup>2</sup>/798ft<sup>2</sup>

First Floor: 82.3m<sup>2</sup>/886ft<sup>2</sup>

Attic: 34.2m<sup>2</sup>/368ft<sup>2</sup>

**Total: 288.5m<sup>2</sup>/3,105ft<sup>2</sup>**



## DESCRIPTION

The subjects comprise an end terraced property formed over two storeys, basement and attic. The building is of traditional stone construction surmounted by a timber framed and pitched roof overlaid in slate.

Internally the subjects provide the following:

Basement: Two large storage areas, two smaller storage areas, laundry room and w.c.

Ground Floor: Café with seating area, kitchen and serving area along with retail shop.

First Floor: Good-sized two bed residential flat, kitchen/diner, living room and bathroom.

Attic: Large floored storage area.

Externally the property benefits from a good sized garage and rear courtyard garden.

The property would be well suited for sub-division which could offer an investor multiple revenue streams. Alternatively the property is well suited for re-development into a residential use (subject to local authority consents).

## PROPOSAL

Offers over £320,000 are invited for the Heritable interest.

## RATING

Rateable value £11,500.



## PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Inverclyde Council Planning Department.

## EPC

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## CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

## VAT

All prices, premiums and rents quoted are exclusive of VAT.

## DISCLAIMER

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**VIEWINGS  
AND  
FURTHER  
INFORMATION**

Strictly by appointment through the Sole Agent:

**SANDY FALCONER**

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