



FOR SALE: COMMERCIAL UNIT



**7 BANK STREET,
ALEXANDRIA
G83 0NG**



LOCATION

The town of Alexandria is situated approximately 17 miles north west of Glasgow City Centre, within the 'Vale of Leven'. Access to the M8 national motorway network can be gained via the Erskine Bridge or the Clyde Tunnel.

The subject property is located on the east side of Bank Street close to the junction with Main Street. The adjoining property is occupied by the Fountain Tavern Public House. Other nearby occupiers include Vale Credit Union, The Paint Pot, Fountain Hairdressers and Mei Beauty . The attached plan shows the exact location.

DESCRIPTION

The subjects comprise a ground floor lock up unit being part of the ground floor of a traditional tenement building. There is ample parking in close proximity to the unit.

ACCOMODATION

Net Internal Area is as follows:

Ground Floor: 27.93 sqm (300 sq ft)



RATEABLE VALUE

The property is entered in the Valuation Roll at NAV/RV (2023) at £3,250 per annum. Further information can be obtained by contacting the Assessor's Office, Clydebank on telephone number 0141-562-1272 or visit their website at: www.saa.gov.uk

PLANNING

We are advised that Classes 1 & 2 would be appropriate uses for the property.

Interested parties are advised to contact Planning and Building Standards at West Dunbartonshire Council. TEL 0141 951 7930 to discuss any proposals they might have for the property.

Email: development.management@west-dunbarton.gov.uk

COMMON CHARGES

The owner will be responsible for their share of the common buildings insurance and for common repairs to the tenement building of which the property forms part. The share applicable to the subject property is 7.38%.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of "G"

ENTRY

Immediate entry is available.

VAT

The property is not elected for vat.

OFFERS

We are seeking offers for the benefit of the Councils interest in the property.

It is likely that a Closing date will be set for receipt of offers and it is strongly recommended that parties' register their interest in writing.

FURTHER INFORMATION and VIEWING

Parties are asked to register their interest in writing with:

J David Johnston, Asset Management
West Dunbartonshire Council
Council Offices
16 Church Street
Dumbarton
G82 1QL
Tel: 07785632859
Email: davidjohnston0366@gmail.com





West Dunbartonshire Council

Title : 130-140 Main Street, Alexandria

Map No : AM281

Map Ref : NS3980SW

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