



FOR SALE: RESIDENTIAL DEVELOPMENT OPPORTUNITY - ITEM 8 -APPENDIX 1



FIRST & SECOND FLOORS, 102 MAIN STREET, ALEXANDRIA G83 0PB



INTRODUCTION

These are vacant upper floors which are in the ownership of West Dunbartonshire Council but which are surplus to requirements. The property is considered suitable for conversion to residential use. The property has been unoccupied for a number of years and is in a poor state of repair internally. The property is being offered for sale in its existing condition and no warranties will be provided.

LOCATION

Alexandria is the principle town within the Vale of Leven and is located 20 miles west of Glasgow. The town is the main retail centre within the Vale of Leven serving the nearby towns of Balloch, Bonhill, Jamestown and Renton, which together have a combined population of over 20,000. The Vale of Leven is a major tourist attraction with the Loch Lomond and the Trossachs National Park attracting over 4 million visitors per year.

Alexandria is well connected with the A82 running to the west of the town being the main vehicular route between the Central belt and the Western Highlands and Argyll. Alexandria Railway Station, which is located within the town centre, provides regular train services to Glasgow Queen Street.



The subjects are located on the west side of the Main Street at the junction with Bank Street. The surrounding properties contain mainly retail uses at ground floor level with residential above.

Alexandria town centre has recently been upgraded with new wider pavements; resurfacing of the roads and new paving slabs. In addition the historic Smollet fountain has been repaired and upgraded.

DESCRIPTION

The property is situated on the first and second floors of a two story red sandstone and slated terraced block with access by way of an enclosed staircase entered from the rear of the property. The property was last used as a dentist surgery (first floor) and office (second floor) but retains the residential characteristics of its original use. The building was recently re-roofed (2022).

FLOOR AREA

First Floor: 1,033sq ft (96sqm) or thereby.

Second Floor: 495 sq ft (46sqm) or thereby.

PLANNING

The property is within Alexandria town centre and as such is zoned for town centre use. Current planning policy is that the residential use of vacant upper floors of buildings within the town centre is to be encouraged.

The previous use of the premises was for a surgery and office. Accordingly, a planning application will require to be submitted if a purchaser wishes to develop the property for residential use. In addition, a building warrant will be required for any structural alterations required to the property.

It is strongly recommended that interested parties contact Planning and Building Standards at West Dunbartonshire Council. TEL 0141 951 7930 to discuss any proposals they might have for the site. Email: development.management@west-dunbarton.gov.uk

RATING

The property is currently entered in the Valuation Roll at NAV/RV (2017) as follows:

First floor: £6,500 per annum

Second Floor: £1,550 per annum

Second Floor: £1,200 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

These properties are currently listed as being Council Tax band 'A'

UTILITY SERVICES

The property benefits from mains water and electricity. No warranty is given in respect of the condition of these services and any prospective purchasers will require to satisfy themselves as to the suitability of these utilities.



TITLE INFORMATION

The Council's title relates to the ownership of the first and second floor premises and the rear yard area all as shown outlined red on the attached OS plan, which is for indicative purposes only.

The Purchaser of the upper floors will also get title to the rear yard area but this will be subject to all existing rights of access. The Council will specifically except from warrandice access rights which any parties may have over the subjects.

It is intended that the Purchaser will take on full responsibility (100%) of the costs for the repair and maintenance of the roof. It is intended that the share of the other common parts of the building will be split as follows:

Ground Floor: 33%

Upper floors: 67%

VAT

The property is elected for Vat and accordingly Vat will be charged on the price.

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: David.johnston2@west-dunbarton.gov.uk



West Dunbartonshire Council

Title : 102 Main Street, Alexandria

Map No : AM347

Map Ref : NS3980SW

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