



ITEM 10 - APPENDIX 1: FOR SALE: WORKSHOP / DEVELOPMENT OPPORTUNITY



53A GEORGE STREET, BONHILL, ALEXANDRIA, G83 9JQ

LOCATION

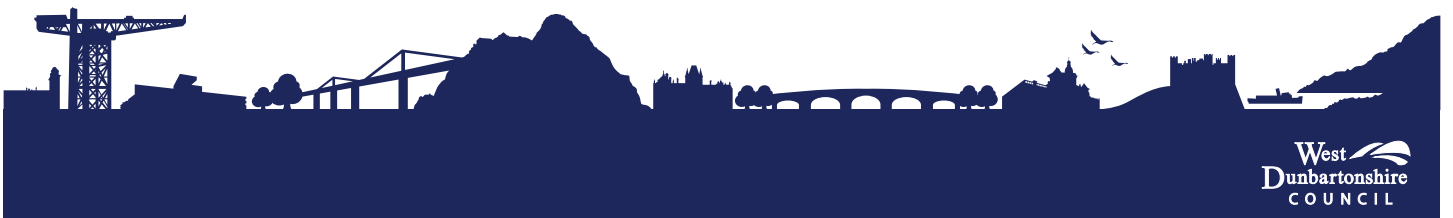
The town of Alexandria is situated approximately 17 miles north west of Glasgow City Centre, within the 'Vale of Leven'. Access to the M8 national motorway network can be gained via the Erskine Bridge or the Clyde Tunnel.

The subject property is located on the east side of George Street, Bonhill. The surrounding area is predominantly residential in character.

DESCRIPTION

The subjects comprise a single storey workshop building with a pitched roof and a pedestrian access door to the front. The building sits on a level site which is fenced.

The building has an electricity and mains water supply. No warranty will be provided regarding the condition of these services and prospective purchasers will require to satisfy themselves as to the suitability of these utilities.



Internally the building is divided into a storage/ workshop area to the front with a rear kitchen and toilet area.

The building itself is in a poor state of repair and no reports will be provided concerning the condition of the building.

ACCOMODATION

Net Internal Area is as follows: Ground Floor: 51.47 sqm (554 sq ft) or thereby.

SITE AREA

The site area extends to 216 sqm or thereby

RATEABLE VALUE

The property is entered in the Valuation Roll at NAV/RV (2023) at £1,450 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 the property is within a residential area/existing neighbourhood as defined by the adopted local plan and proposed local development plan. Residential or community use would be the most compatible uses in this area. A small retail store (but not a hot food take-away) could also be an acceptable use subject to gaining the appropriate planning consent.

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

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:

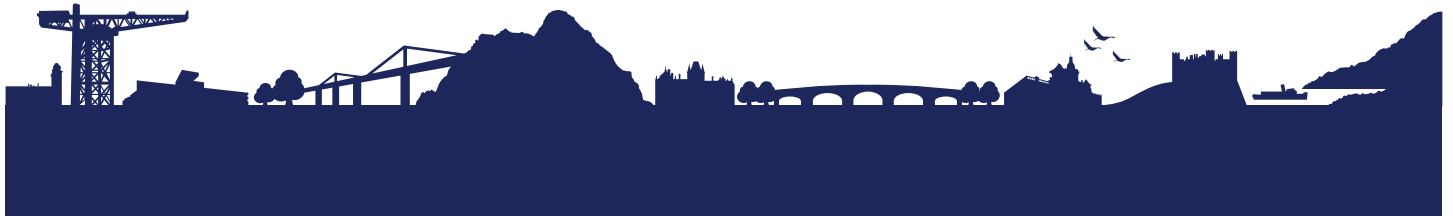
J David Johnston, Asset Management
West Dunbartonshire Council
Council Offices
16 Church Street
Dumbarton
G82 1QL
Tel: 07785632859
Email: davidjohnston0366@gmail.com



IMPORTANT NOTICE

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of an offer or Contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of all matters upon which they intend to rely.
3. No person in the employment of West Dunbartonshire Council has any authority to make or give any representation or warranty whatever in relation to this property.
4. This brief does not constitute approval under the Planning Act. The purchaser will require to submit applications for planning permission etc. in the usual manner. Advice in this respect is available from the Council's Development Management Team.
5. West Dunbartonshire Council reserve the right to impose title conditions/securities to take into account the particular circumstances of the transaction."

Date prepared: November 2023



West Dunbartonshire Council

Title : 53A George Street, Bonhill

Map No : AM731

Map Ref : NS39879E

Reproduced by permission of Ordnance Survey on behalf of HMSO
(C) Crown Copyright and database right 2015. All rights reserved.
West Dunbartonshire Council Licence No. 100020790.

Date : 31/10/2023

Scale : 1:1200

