



For Sale

31-35 Queen Mary Avenue, Clydebank, G81 2LS

Existing office, retail or
residential redevelopment opportunity

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Preamble

Directly opposite Miller Homes highly successful "Braidfields" new private housing these former offices/ community centre could continue lend themselves to continued use as offices , conversion to retail or , taking advantage of the large area of ground to the rear, could form a boutique residential development (subject to planning).

Location

The subjects are located on the east side of Queen Mary Avenue in the Drumry district of Clydebank. The immediately surrounding area is residential in nature.

Description

Formerly a small parade of shops now converted to offices / community resource centre. The premises are single storey . The roof is pitched and tiled. We assume to walls are of brick , rendered externally. There is a large car park / service yard to the front and extensive ground to the rear.

Areas

The following approximate internal floor areas:

Demise	Sq ft	Sq m
31	2,917	271
35	2,260	210
	5,177	481

The site extends to 0.89 acres (0.36 Hectares) or thereby

Rates

We understand that the property is assessed as follows:

31 Queen Mary Avenue:

Rateable Value: £5,867

35 Queen Mary Avenue:

Rateable Value: £7,700

Planning

The premises are located within an area zoned for residential purposes

Tenure

Freehold

Price

Offers are invited for our clients heritable interest in the property

Legal Costs

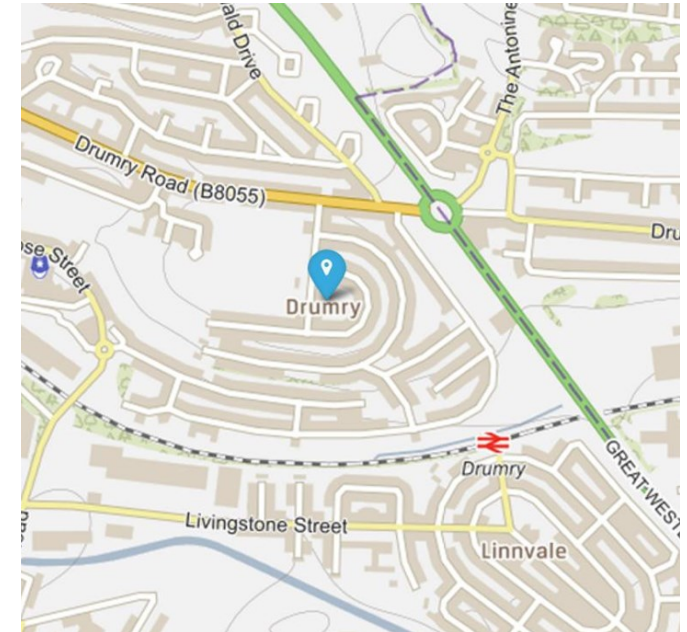
The Purchaser will contribute to the Sellers Legal costs incurred in the transaction.

VAT

VAT if applicable will be charged at the standard rate.

Viewing Further Information

To arrange a viewing, obtain floor plans or receive further information, please contact the sole selling Agent whose details are overleaf.



**If you would like to know
more please get in touch.**

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- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

April 2021

File number: 06C100170

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