



**134 A&B MAIN STREET,
ALEXANDRIA,
G83 0NZ**



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 since June 2022 prior to which it was used as a solicitors office. The property is being offered for sale in its existing condition and no warranties will be provided.

LOCATION

Alexandria is the principal 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. 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.

DESCRIPTION

The property is situated on the first floor of a two storey red sandstone property with retail uses at ground floor level.

Access to the property is via an external stair which is accessed through pend leading from Main Street.

Internally the property comprises five office rooms ; two wc's and a kitchen area.

FLOOR AREA

The property has a Net Internal area of 97.52 square metres (1,050 sqft) 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 as an office. Accordingly, a planning application will require to be submitted should a purchaser wish 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 property.

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

RATING

The property is currently entered in the Valuation Roll at NAV/RV (April 2023) of £10,900. 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

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 area of land to the rear of the property shown hatched blue on the attached plan, is common to all the properties in the tenement will all owners having access over this land. The liability for upkeep and maintenance of the common parts is shared between the owners of the tenement block 130 to 140 Main Street, based on the rateable values.

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 : 130-140 Main Street, Alexandria

Map No :

Map Ref : NS3880SE

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