



## FOR SALE: FORMER LIBRARY PREMISES



## 2 LENNOX PLACE, DALMUIR, CLYDEBANK G81 4LX

### PROPOSAL

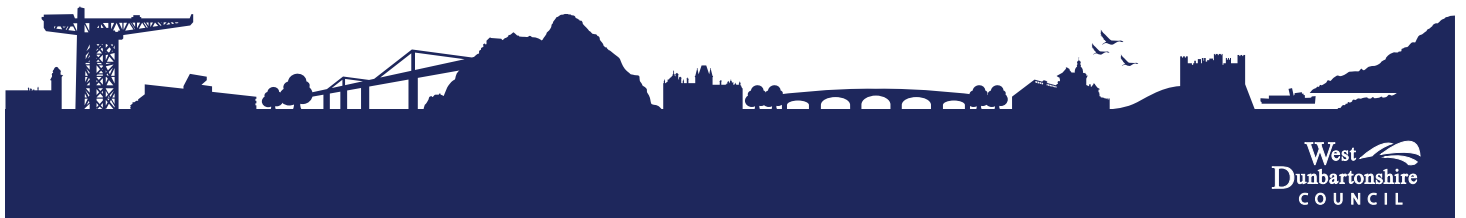
West Dunbartonshire Council are pleased to offer for sale this property which may be suitable for a variety of purposes.

The Council are offering 'For Sale' the heritable interest in the site.

### LOCATION

The property is located in the Dalmuir area of Clydebank, 9 miles (14 kms) north-west of Glasgow and part of West Dunbartonshire Council local authority area. Dalmuir is bounded by the village of Old Kilpatrick to the west, with Mountblow and Parkhall housing provision to the north and Clydebank town centre area to the east. The Dalmuir and Mountblow community council area has a population of 8,933.

The surrounding area is predominantly residential and retail in character. The premises front onto Dalmuir Square civic area. Surrounding occupiers include Ladbroke's and the Co-op supermarket. Dalmuir Interchange train station linking to the national rail network is a short distance from the premises. The Golden Jubilee Hospital is also in close proximity. Dalmuir Square is served by the A814 which links to the nearby Erskine Bridge and national motorway network in turn.



## PROPERTY

The premises comprise a single storey building within a self-contained site. Per enclosed floor layout plan, internally there is a large open plan space with ancillary areas off. The external walls are a mix of render and cladding. Windows are UPVC double glazed. Car Parking is available to both the front and rear of the premises.

## FLOOR AREA

The property extends to 576 square metres (GEA) or thereby.

## RATING

The premises are currently entered in the in the Valuation Roll as follows:

Library; £20,500 NAV/RV with effect from 1 April 2023

Further information can be sought from the Scottish Assessors Association website: [www.saa.gov.uk](http://www.saa.gov.uk)

## PLANNING

It is recommended that interested parties contact Planning and Building Control at West Dunbartonshire Council (Tel: 0141 951 7930) to discuss any proposals they might have for the site.

Email:

[Planning&BuildingControl@west-dunbarton.gov.uk](mailto:Planning&BuildingControl@west-dunbarton.gov.uk)

[Development.Management@west-dunbarton.gov.uk](mailto:Development.Management@west-dunbarton.gov.uk)

## TENURE

The heritable interest in the property is available for sale.

## OFFERS

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

In the event a Closing Date is set for receipt of offers, it is strongly recommended that parties' register their interest in writing (see contact information below.)

## FURTHER INFORMATION and VIEWING

Parties are asked to register their interest in writing with:

Craig Maxwell, Estates Surveyor  
Asset Management  
West Dunbartonshire Council  
Council Offices  
16 Church Street  
Dumbarton  
G82 1QL

Email: [craig.maxwell@west-dunbarton.gov.uk](mailto:craig.maxwell@west-dunbarton.gov.uk)

Tel: 0141 951 3420



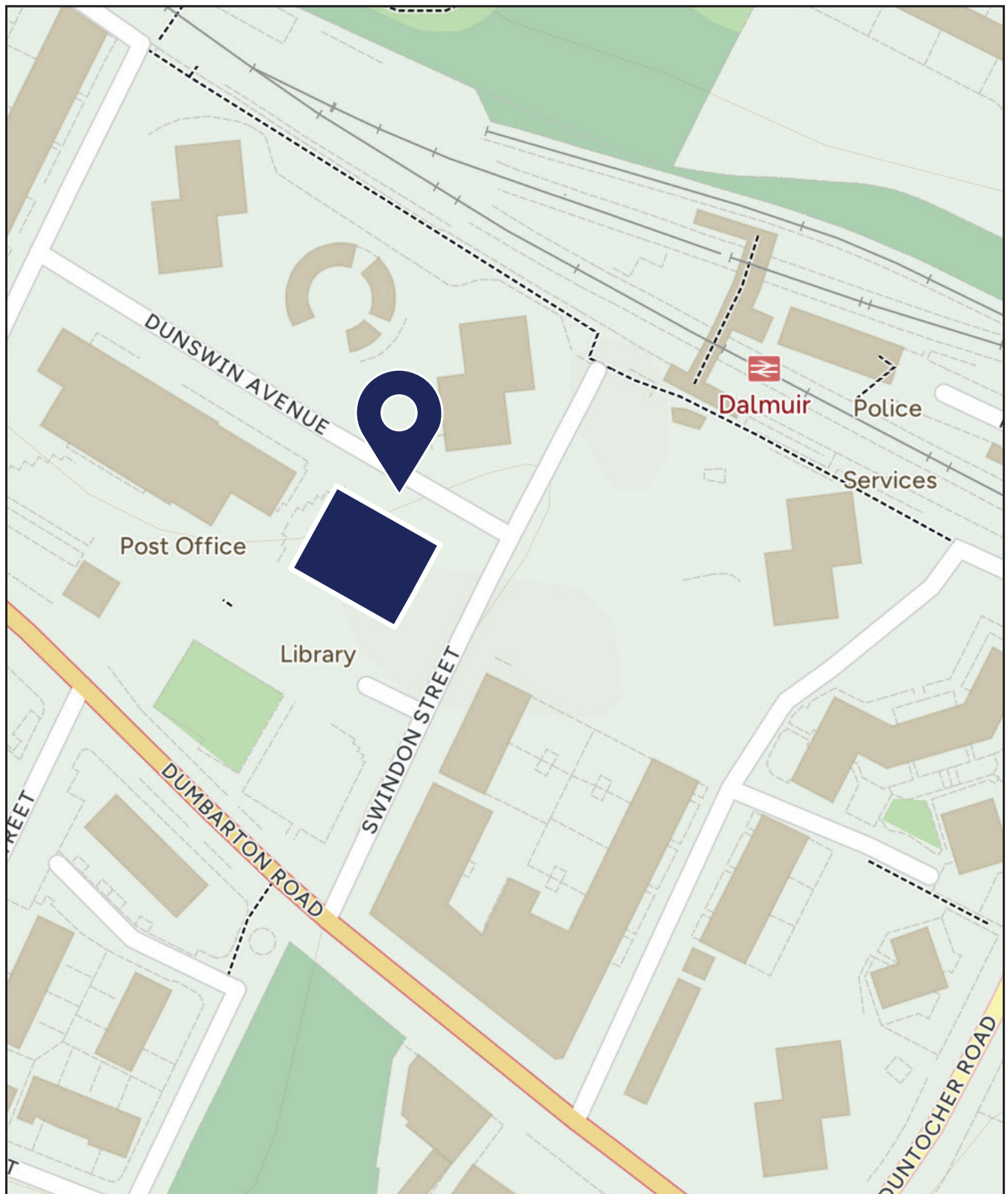
## IMPORTANT NOTICE

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: July 2024









BLOCK 1 GROUND FLOOR

FLOOR PLAN

