



FOR SALE: SUBSTANTIAL LANDMARK BUILDING



**87/89 BANK STREET,
ALEXANDRIA,
G83 0LZ**



PROPOSAL

West Dunbartonshire Council are pleased to offer for sale this imposing sandstone building on the east side of Bank Street, Alexandria. The Council are offering For Sale the heritable interest in the property.

Alexandria Town Centre

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 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.



PROPERTY

The subject property is situated on the east side of Bank Street, within Alexandria town centre. The property was originally built for the Vale of Leven Constitutional Club in the early 20th century. The building is of sandstone construction with a grey slate roof. The building is Category 3 Listed.

Access to the ground floor is via timber doors on the front elevation. Internally the ground floor comprises a general office, private office, kitchen, safe room, toilets and boiler room.

Upper Floors

Access to the upper floors is taken from an entrance on the south side of the building which leads to a staircase. The first floor has been divided into 2 office suites one of which has a kitchen. There are also toilet facilities on this floor. The second floor is accessed via a timber stair and comprises a 3 room flat with kitchen and bathroom.

Floor Area

We calculate the property has the following Net Internal floor areas:

Ground floor:	75.6 sqm (814 sqft)
First floor:	70.42 sqm (758 sqft)
Second floor:	50.8 sqm (547 sqft)
Total floor area:	196.82 sqm (2,119 sqft)

PARKING

The owner of the subject property has the exclusive right to use six car parking spaces within the adjoining Aldi car park, subject to making good any damage (except wear and tear). Further details can be provided to interested parties.

PLANNING

The site lies within Alexandria town centre and is covered in the adopted Local Plan which stipulates that the town centre is the preferred location for new retail, commercial leisure, cultural and public service developments and for other town centre uses. The West Dunbartonshire Council Local Development Plan (Proposed Plan 2016) states that one of the strategies for Alexandria is to increase the population of the town centre through the identification of residential development opportunities. The residential use would be considered as a compatible use in this location subject to compliance with other relevant Local Plan and Local Development Plan policies.

Any interested parties are advised to contact: Planning and Building Control, West Dunbartonshire Council.
Tel 0141 951 7930. Email: development.management@west-dunbarton.gov.uk

RATEABLE VALUE

The property is currently listed in the Valuation Roll with the following rateable values:

87 Bank Street - Ground floor:	£3,900
89 Bank Street - First floor:	£5,300

TENURE

The heritable interest in the property is available for sale.

OFFERS

We are seeking offers for the benefit of the Council's 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, Bridge Street
Dumbarton, G82 1NT
Tel : 01389 737581
Email: david.johnston2@west-dunbarton.gov.uk

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 including, for example, the proposed use of the subjects and any price restrictions."

Date prepared:
10th June 2019.



West Dunbartonshire Council

Title : 87/89 Bank Street, Alexandria

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Scale : 1:1250

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