

Clydebank

**379-381 Kilbowie Road
Glasgow
G81 2TU**

- **Heritable Shop Investment**
- Forms part of an established parade of shops
- VAT is not applicable
- Asset management opportunity
- Reversion 2017
- Current Rent Reserved

£13,000 pa



Tenure

Heritable.

Location

Clydebank is located 8 miles north-west of Glasgow on the north bank of the River Clyde. The A82 provides access to Glasgow and Dumbarton to the north-west and via the M898 Motorway to the M8 Motorway (Junction 30) to the south.

The property is located on the west side of Kilbowie Road (A8014), which comprises a mixture of commercial and residential properties and acts as the main arterial road to Clydebank town centre. The property is also 0.2 miles north-east of Singer Rail Station.

Occupiers close by include Coral, Lloyds Pharmacy, Co-op and William Hill amongst others.

Description

The property is arranged on ground floor only to provide a shop trading as a nutrition and supplement store and hairdresser. The property forms part of a larger building, the remainder of which is not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	7.50 m	(24' 7")
Net Frontage	6.75 m	(22' 2")
Shop Depth	7.50 m	(24' 7")
Built Depth	11.05 m	(36' 3")
Ground Floor	63.60 sq m	(685 sq ft)

Tenancy

The property is at present let to AUSTIN MCCANN for a term of 3 years from 1st May 2014 at a current rent of £13,000 per annum. The lease contains full repairing and insuring covenants.

VAT

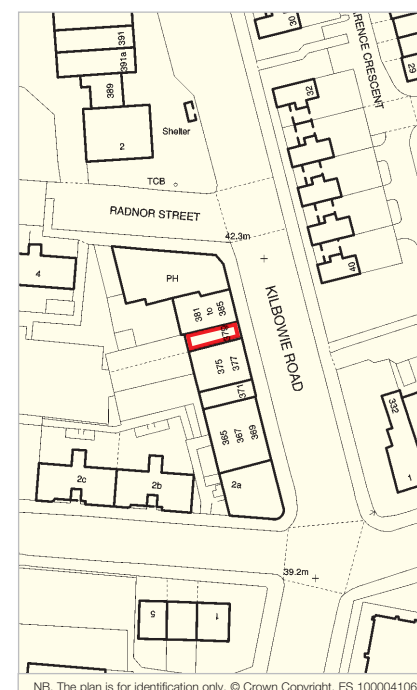
VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsoy.co.uk

Energy Performance Certificate

EPC Rating 104 Band G (Copy available on website).



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

Seller's Solicitor Ross Fielding, Fielding McLean & Co. Tel: 0141 959 1674 e-mail: ross.fielding@fieldingmclean.co.uk
Joint Auctioneer Lawrence De Marco, ASC Asset Management. Tel: 0141 404 1144 e-mail: ldm@ascproperty.com

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