

TO LET

Retail, Showroom

339 MAIN STREET, ALEXANDRIA,
G83 0BP

The subjects comprise a former showroom
and workshop property situated over ground
and lower ground floor

-  Light industrial property
-  Site area of c. 0.23 acres
-  Tarmac yard to rear
-  Good transport links
-  Alternative use potential
-  VAT not applicable
-  282.34 sq m (3,040 sq ft)

SHOWROOM & WORKSHOP



LOCATION

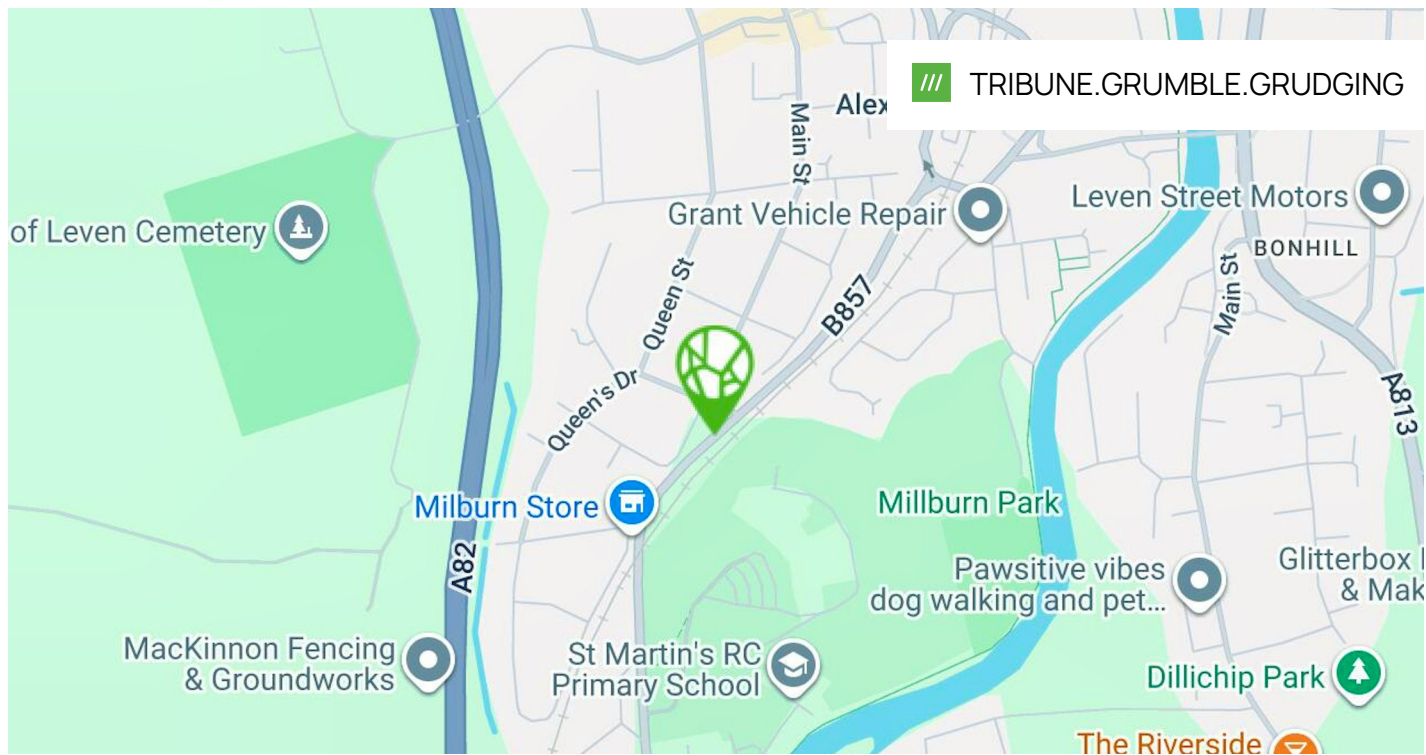
Alexandria is located close to Loch Lomond National Park and is situated in West Dunbartonshire. It sits to the west of the A82 road which connects the north west of Scotland with the west of Glasgow. Alexandria Railway Station is situated a short walking distance from the subject property.

The subjects are situated on the east side of Main Street a short distance away from the town centre of Alexandria, occupying a prominent position on the southern end of Main Street. The surrounding area is predominantly residential in nature, with commercial operators mainly situated towards the town centre.

DESCRIPTION

The subjects comprise a former showroom and workshop property situated over ground and lower ground floor. The property is of brick construction which sits under a pitched and slated roof. Vehicle access is provided to the ground floor showroom via a glazed sliding door which leads onto the Main Street. The property benefits from a tarmac yard to the rear.

The showroom incorporates three cellular offices as well as W/C and kitchen area to the rear. A staircase to the rear leads to a lower ground floor workshop area. Access to the workshop can be gained to the rear of the property via steel roller shutter or by a pedestrian access door. The tarmac yard to the rear of the property, extends to approximately 0.04 acres. In addition, an area adjacent to the property is included within the title, which brings the total site area to circa 0.23 acres.





ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Lower Ground	Industrial/Logistics	744	69.12
Ground	Showroom	2,296	213.31
Total		3,040	282.43

LEASE TERMS

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £18,500 per annum. Full quoting terms are available upon request.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £15,200 with effect from April 2023.

EPC

A copy of the EPC is available upon request.

VAT

Not applicable

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

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