

FOR SALE

Retail Unit

NIA: 46.66 SQM (502 SQFT)

Located in the affluent East
Dunbartonshire town of Lenzie

Highly sought-after residential
neighbourhood

Located adjacent to Lenzie train
station

Offers In Excess of £70,000



CLICK [HERE](#) FOR LOCATION!



11 ALEXANDRA AVENUE, LENZIE, G66 5BG

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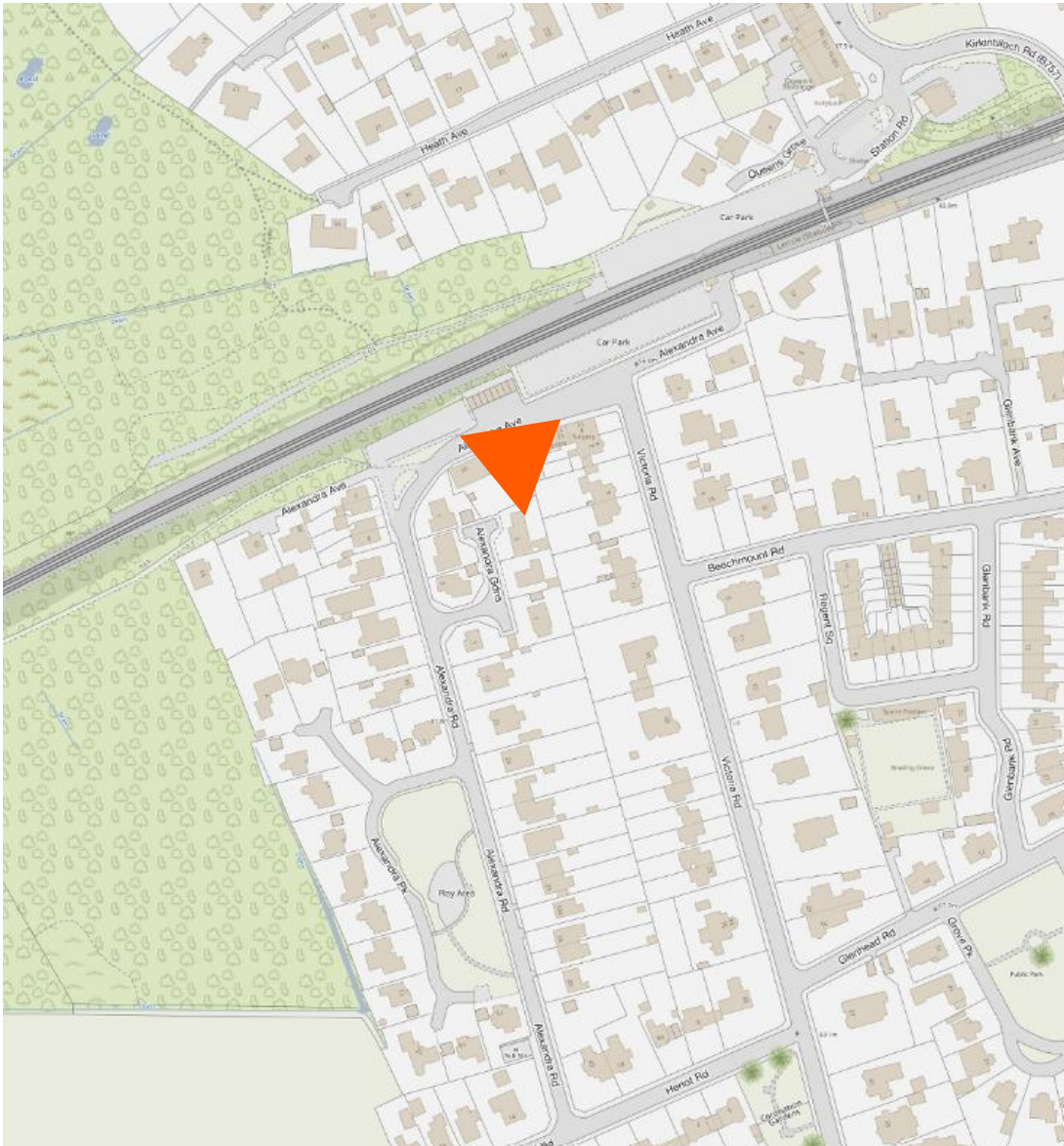
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Location

11 ALEXANDRA AVENUE, LENZIE, G66 5BG



The subjects are situated in Lenzie, an affluent East Dunbartonshire Suburb lying approximately 7.9 miles North of Glasgow City Centre.

Lenzie benefits from excellent transport links, with Lenzie train station located adjacent to the subject property.

More specifically the subjects occupy a prominent position on the Northern side of Alexandra Avenue, a busy area due to the proximity to Lenzie train station.

Lenzie train station serves Lenzie and Kirkintilloch with regular ScotRail trains running every half-hourly southbound for Glasgow, and northbound to Dunblane and Alloa alternatively.

The immediate surrounding area provides a large number of detached residential properties as well as some commercial occupiers to include 'Lenzie Psychology' and 'Lenzie Osteopathic Clinic'.



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Description

11 ALEXANDRA AVENUE, LENZIE G66 5BG



The subjects comprise a mid terrace retail unit forming part of a larger two storey traditional stone building. The frontage incorporates three single glazed display windows with access being gained via pedestrian access door.

Internally, the property consists of a small reception area which in turns leads in to an office. In addition, w/c facilities can be found to the rear of the subjects. The property benefits from attractive original features.

The subjects benefit from a basement area suitable for storage.

ACCOMMODATION

ACCOMMODATION	SQM	SQFT
Retail Unit	46.66	502
TOTAL	46.66	502

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



SALE PRICE

We are seeking offers in excess of £70,000 for our client's heritable interest in the property.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any tenant to satisfy themselves in this respect.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll with a rateable value of £5,800. The rate poundage for 2024/2025 is 49.8p to the pound. As such, incoming occupiers may benefit from 100% rates relief via the small business bonus scheme.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenants will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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