OFFICE TO LET

1/1, 109 MAIN STREET ALEXANDRIA, G83 0NX

LOCATION

The town of Alexandria is situated approximately 17 miles north west of Glasgow City Centre, within the 'Vale of Leven'. Access to the M8 national motorway network can be gained via the Erskine Bridge or the Clyde Tunnel. The subject property is located on the east side of the Main Street within the centre of Alexandria. Parking is available to the rear of the property, accessed from Bank street.

DESCRIPTION

The subjects comprise a first floor suite of two rooms accessed via an external metal stair leading from the rear carpark. The property is carpeted and has double glazed windows front and rear.

Heating is provided by an electric storage heater and there are fluorescent strip lights and perimeter trunking. The office suite has a shared hallway and toilet facility (single wc and was hand basin).

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ACCOMMODATION
The office suite extends to 25.55sqm (275 sqft) or thereby.

RATEABLE VALUE
The property is entered in the Valuation Roll at NAV/RV (2010) at £1,650. As such it is likely that an occupier will be able to claim relief under the small business bonus scheme.

LICENCE
The property is available on a Licence Agreement for a minimum term of 6 months.

RENT
Offers of rent in the region of £3,000 per annum (£57.69 per week), exclusive of VAT are invited.

LEGAL TERMS
In the usual manner, the tenant will be responsible for all legal costs associated with the transaction.

ENTRY
Immediate entry is available.

CONTACT
Enquires can be made to:

J David Johnston
West Dunbartonshire Council
Housing, Environmental and Economic Development
Estates Section
Council Offices
Garshake Road
Dumbarton
G82 3PU
Tel: 01389 737581
Email: david.johnston@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 Contact.
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:
9th March 2017.

West Dunbartonshire Council

Title : 109 Main Street, Alexandria

Map No : AM248 Map Ref : NS3880

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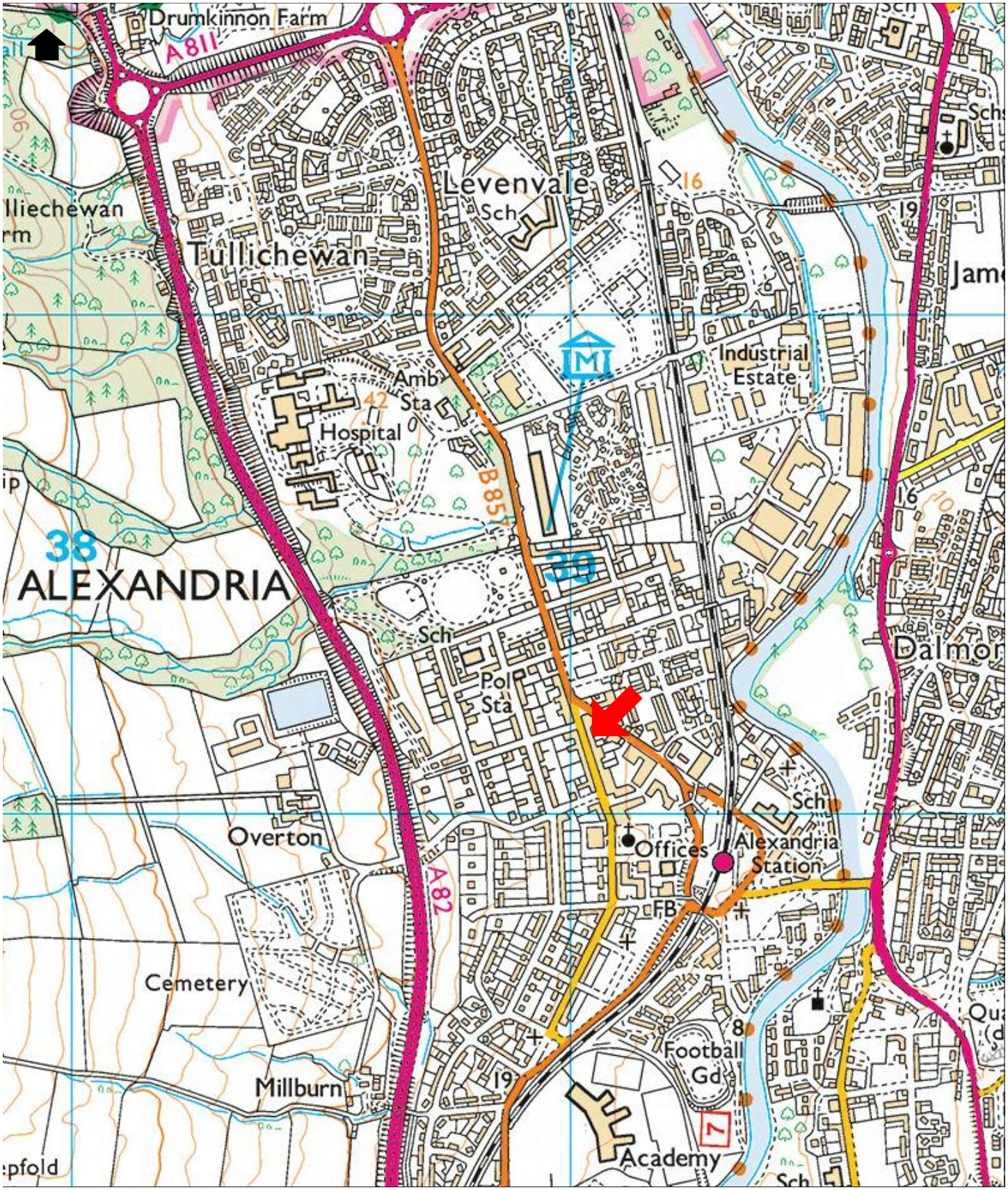
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