

## SITE TO LET



# 90 - 96 NORTH STREET, ALEXANDRIA, G83 0EB

### 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 south side of North Street at the junction with Lennox Street. The attached plan shows the location and site boundaries.

### DESCRIPTION

The subjects comprise a regular shaped fairly level site which is partially surfaced. The site is mainly enclosed with a stone wall and metal fencing. Vehicular access to the site is from North Street. There are two single storey buildings within the site curtilage.

### ACCOMMODATION

The site extends to 0.84 acres or thereby.

### RATEABLE VALUE

The property is entered in the Valuation Roll at NAV/RV (April 2017) at £12,600 per annum.

### LICENCE

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

### RENT

Offers of rent in the region of £12,000 per annum (£230 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

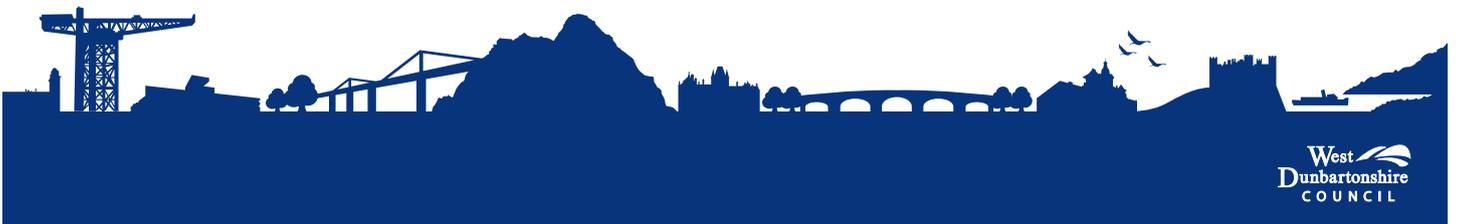
Immediate entry is available.

### CONTACT

Enquires can be made to:  
J David Johnston, West Dunbartonshire Council,  
Regeneration, Environment & Growth  
6 - 14 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 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:  
18th August 2017.





LAND REGISTER  
OF SCOTLAND

Officer's ID / Date

2814  
5/8/2013

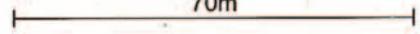
TITLE NUMBER

**DMB78924**



ORDNANCE SURVEY  
NATIONAL GRID REFERENCE

70m



NS3980SW NS3980NW NS38SE

Survey Scale

1/1250

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