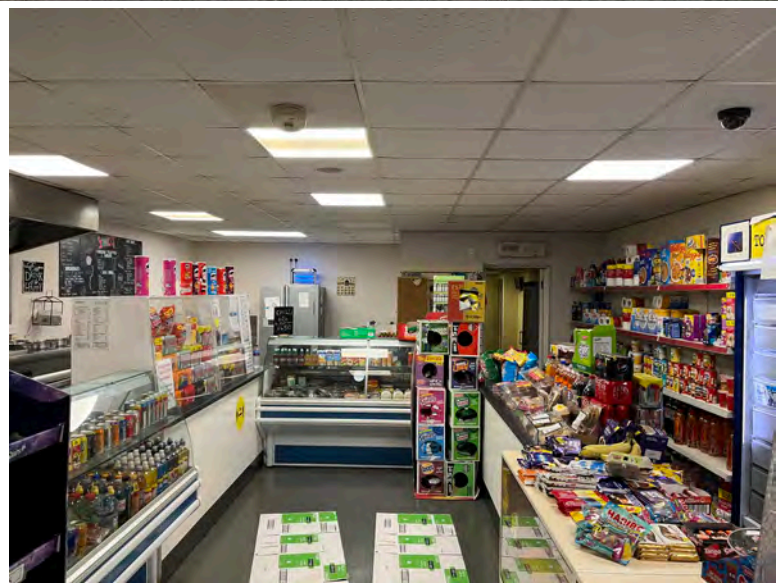




**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0141 337 7575 www.alliedsurveyorsscotland.com @Allied_Scotland



FOR SALE

5 Leven View, Clydebank G81 3AR

- ✔ Retirement Sale
- ✔ Long established convenience store with hot food offering
- ✔ Densely populated housing area

Commercial Valuation | Agency | Investment Advice
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LOCATION

The property is located in Clydebank, a town lying to the west of Glasgow on the northern banks of the River Clyde. The property lies to the north of the town centre in Radnor Park, a local authority housing area. It includes 7 - 15 storey blocks of flats which immediately surround the property together with Clydebank High School and Kilbowie Primary school being within close proximity. A community garden neighbours the property.

DESCRIPTION

The property comprises a well maintained semi detached single storey retail unit fitted out and trading as a convenience store with partial hot food consent. Although there is no immediate on street car parking, there is plenty within the immediate area and benefits from a delivery area.

FLOOR AREA

We have assessed the net internal floor area of the unit at 108.48 sq m (1,168 sq ft).

RATEABLE VALUE

According to the Scottish Assessor's website the subjects have a Rateable Value of £5,100. The uniform business rate for the current year is £0.498 pence in the pound. The property is therefore eligible for rates relief under the Small Business Bonus Scheme.

PLANNING

Class 1 with partial hot food consent.

BUSINESS

Our client, who is retiring, operates a long standing and successful convenience store with hot food business trading Monday – Friday between 7.00am – 4.00pm. The business in recent years has been run on a restricted basis due to other commitments and has been closing for 6 weeks during the summer. No staff will transfer with the sale. Accounts are not available for inspection.

PRICE

Our client is seeking offers over £125,000 for their heritable interest, fixtures and fittings and inherent goodwill.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Rating – D.

LEGAL COSTS

Each party shall bear their own legal costs.

ENTRY

Upon completion of a formal missive under Scots Law.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 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 any transaction can proceed.



VIEWING AND FURTHER INFORMATION

By appointment through the sole selling agent Allied Surveyors Scotland plc.

Gregor Hinks BSc MRICS | Tel. 0141 337 7575

gregor.hinks@alliedsurveyorsscotland.com

