



**ALLIED
SURVEYORS
SCOTLAND**

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



FOR SALE

Unit 8, Clydegrove Works, Hamilton Street, Clydebank G81 1LY

- ✔ Rare Purchase Opportunity
- ✔ Improving Industrial Location
- ✔ Close to Renfrew Bridge
- ✔ 95.60 sq m (1,030 sq ft)
- ✔ Offers Over £90,000

Commercial Valuation | Agency | Investment Advice
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LOCATION

The subjects are located in Clydebank, a town with a strong industrial heritage, located approximately 6 miles northwest of Glasgow city centre. The town continues to prosper benefitting from significant ongoing public investment including the recent opening of Renfrew Bridge connecting the town with Renfrew, Braehead and beyond as part of the Clyde Waterfront Regeneration.

The subjects are situated on the east most side of Hamilton Street immediately to the north of Hamilton Terrace within an improving industrial/commercial location to the east of Clydebank town centre.

DESCRIPTION

The subjects comprise a mid-terraced industrial unit forming part of a small secure courtyard development.

FLOOR AREA

We estimate the gross internal floor area of the property at 95.60 sq m (1,030 sq ft).

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £5,700. The uniform business rate for the current year is £0.481 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

PRICE

Our client is seeking offers over £90,000.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating – B

OFFERS

In the normal Scottish form addressed to this office.

ACQUISITION COSTS

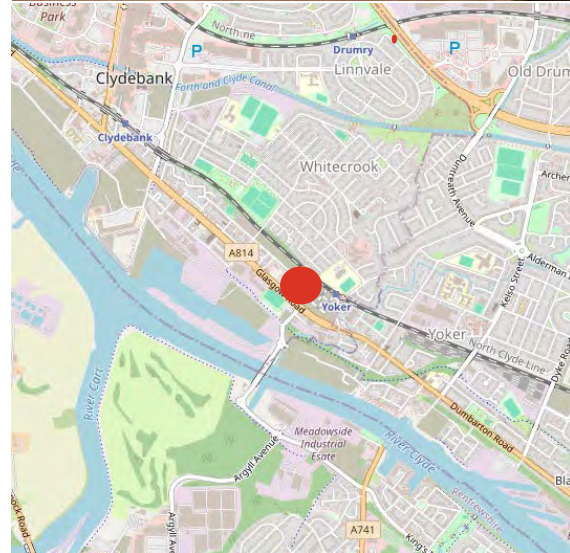
Each party shall be responsible for their own legal costs incurred in connection with the eventual purchaser liable for any Land and Buildings Transaction Tax (LBTT) and VAT thereon.

DATE OF ENTRY

To be mutually agreed.

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 Ltd

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