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FOR SALE

111 – 115 Main Street, Milngavie G62 6JP

- Prime Redevelopment Opportunity
- Adjoins Successful Retail Park
- Short Term Income Stream
- 0.514 ha (1.3 acres)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

The property is situated in Milngavie, an affluent dormitory town located on the northwest outskirts of the city of Glasgow. It is well connected to the city centre by road, rail and bus links and sits on the edge of Mugdock Country Park and is the start of the West Highland Way. The town has a thriving retail centre lying approximately 1 mile to the north of the subjects populated by a mix of national and private retailers and anchored by Marks and Spencer and Tesco. The subjects also form part of West Retail Park occupied in addition to Arnold Clark by Waitrose, Aldi and Home Bargains.

The property benefits from extensive frontage onto Main Street, an arterial route into the town from Bearsden. It also lies opposite a McDonalds Drive-thru, Premier Inn, Burnbrae (a bar restaurant operated by Greene King) and a Sports Direct Gym. Access to the property can be gained from both Main Street and through the retail park.

DESCRIPTION

The property comprises a split level car showroom and service centre with a former petrol forecourt with kiosk now used for second hand car sales. To the rear, there is a self-contained store/valet centre and dedicated car parking. The boundaries of the site are as detailed and extends to c.0.514ha. (1.30 acres). The main car park for the retail park is common and can be used by all occupiers.

Drone footage of the site is available using the following link: <https://vimeo.com/460590630/fcdc4d8c99>

ACCOMMODATION

The accommodation comprises upper showroom, lower showroom, offices and service centre. In addition, there is a self-contained single storey store split in two accessed off the service yard.

FLOOR AREA

We calculate the gross internal areas as follows:

	<u>Sq M</u>	<u>Sq Ft</u>
Upper Car Showroom	285.00	3,068
Lower Car Showroom	489.00	5,264
Service Centre	373.00	4,015
Kiosk	48.00	517
Store:	169.00	1,819
TOTAL:	1364.00	14,683



RATING ASSESSMENT

The property has been entered in the current Valuation Roll at a Rateable Value of £122,500.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Indicator – G

TENANT

The property is currently leased by Arnold Clark Automobiles Ltd on a restricted repairing liability expiring 28 February 2022. Further information can be provided on request. We can however advise it is not the intention of the tenant to renew the agreement.



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PROPOSAL

The property provides an excellent redevelopment opportunity subject to planning permission.

The current Local Development Plan for East Dunbartonshire identifies the property as being within the general settlement area, although locally the area is mixed use in character. It has been confirmed that the property has a 'sui generis' use consent.

The site is suitable for both residential and commercial uses, although most alternative uses will require planning consent. All enquiries in relation to use should be directed to East Dunbartonshire Council.

PRICE

Our client is seeking offers for their heritable interest.

VAT

Not applicable.

OFFERS

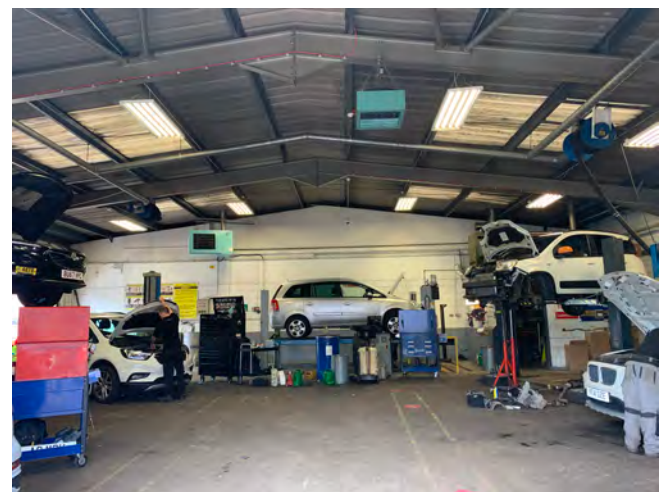
In the normal Scottish form addressed to this office.

LEGAL COSTS

Each party to bear their own legal costs.

DATE OF ENTRY

To be mutually agreed.



VIEWING AND FURTHER INFORMATION

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

Gregor Hinks / Grant Strang | Tel. 0141 337 7575

gregor.hinks@alliedsurveyorsscotland.com / grant.strang@alliedsurveyorsscotland.com



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