

FOR SALE

allison

David Allison & Company



FORMER LICENSED RESTAURANT

69 KILBOWIE ROAD, CLYDEBANK, G81 1BL

- Former Licensed Restaurant
- Net Internal Area:

Ground Floor:	61.62 sq m	(663 sq ft)
First Floor:	67.50 sq m	(726 sq ft)
<b>TOTAL:</b>	<b>129.12 sq m</b>	<b>(1,389 sq ft)</b>
- Situated adjacent to Kilbowie Road
- Free public car parking nearby
- Offers in the region of **£45,000** are sought

David Allison & Company Surveyors and Valuers

Tel: 0141 375 1555

89 West Regent Street, Glasgow, G2 2BA

[www.dallisonandco.co.uk](http://www.dallisonandco.co.uk)

## LOCATION

The premises are located within Clydebank Town Centre on the north side of the Firth of Clyde and approximately 7 miles west of Glasgow City Centre. Clydebank is easily accessible linking with Glasgow City Centre and Glasgow International Airport via the A82 running both east and west. Clydebank railway station is within a few minutes walking distance.

The subjects are situated in a secondary trading location adjacent to Kilbowie Road in close proximity to the Clyde Shopping Centre. Unrestricted car parking is available adjacent to the subjects in the Miller Street car park.

Nearby occupiers include Clydebank Housing Association, West Dunbartonshire Council, and a hairdressers alongside other local traders.

The plan opposite illustrates the approximate location of the subjects for information purposes only.

## GENERAL DESCRIPTION

The subjects comprise a self-contained, fully fitted restaurant over ground and first floors, which until recently traded as a licensed Italian restaurant.

Internally, the ground floor provides an attractive open plan restaurant area with fixed timber booths, single detached tables and chairs and a timber bar counter. Male and female toilet facilities are also provided on the upper floors with a disabled toilet on the ground floor.

The upper floor provides a fully fitted and equipped kitchen with gas range, overhead ventilation/extraction, sink units, fridges, etc. There is also a large store room and a small office.

## ACCOMMODATION

We have calculated the floor area on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th Edition) to be approximately as follows:-

Ground Floor	61.62 sq m	(663 sq ft)
First Floor	67.50 sq m	(726 sq ft)
<b>Total</b>	<b>129.12 sq m</b>	<b>(1,389 sq ft)</b>

## RATING ASSESSMENT

The subjects are entered in the current Valuation Roll as follows:

**Rateable Value:** £7,600

Based on the above Rateable Value, it is possible that any prospective occupier could benefit from 100% rates relief under the Small Business Bonus Scheme.

## TENURE

The subjects are held by way of a ground sub lease from Kilbowie Road Management Limited (a Company made up of all the owners in the block), which expires on 29th March 2113. The head landlord or outright owner of the land and buildings is West Dunbartonshire Council. The current ground rent payable is £2,005 per annum.

## PRICE

We are instructed to invite offers in the region of £45,000 for the long leasehold interest in the subjects.

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for payment of their own legal costs incurred in any transaction.

## VIEWING/FURTHER INFORMATION

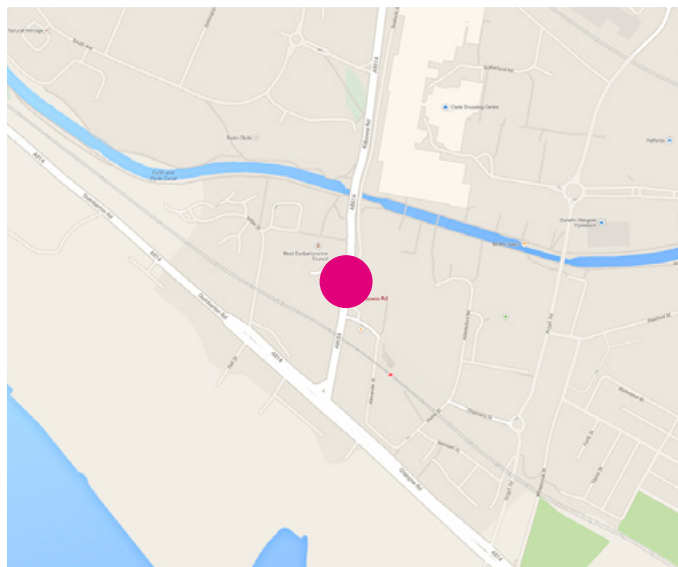
Strictly through the agents:

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PROPERTY MISDESCRIPTORS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.



## EPC

The premises have been assessed and currently have an 'G' energy rating - graph displayed below.

