

FOR SALE

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David Allison & Company
Chartered Surveyors



FORMER FUNERAL PARLOUR

RASHIELEE AVENUE, ERSKINE PA8 6HA

- Modern Business Premises with development potential for alternative uses and /or sub division
- Large Private Car Parking Area
- Landscaped grounds providing capability for future expansion.
- Good connectivity to M8 via the A898 Erskine Bridge and to Glasgow North & Dumbarton

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135 Buchanan Street, Glasgow, G1 2JA



www.dallisonandco.co.uk

DESCRIPTION

The property comprises a modern single storey building originally constructed c 1979 for Scottish Police as a police station but latterly used as a funeral parlour. The property occupies a site extending to approximately 0.35 hectares (0.88 acres) and features a large car parking area to the front of the building and landscaped grounds to the front sides and rear.

LOCATION

The property is located in Erskine which lies on the south side of the River Clyde, adjacent to the Erskine Bridge and around 15 miles west of Glasgow. The property is centrally situated in the town, close to Park Mains High School and Bridgewater Shopping Centre, and has good road connections to the Erskine Bridge and beyond to the M8 motorway network or over the River to north Glasgow and Dumbarton.

ACCOMMODATION

The accommodation comprises a main reception, and a range of office rooms together with kitchen, toilet, and storage areas.

FLOOR AREAS

We have measured the property and calculate that the net internal floor area is as follows:

Floor	NIA (Sq m)	NIA (Sq ft)
Ground	331.20	3,565

TENURE

Heritable (Scottish equivalent to English Freehold).

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance rating of 'D+' and a copy of the certificate is available on request.

PRICE

We are instructed to seek offers in excess of £225,000 for our client's heritable interest in the property.

All interested parties are to note interest with the sole selling agent, David Allison & Company.

VAT

The price quoted is exclusive of VAT if applicable. Further details on request.

RATING ASSESSMENT

Rateable Value £16,750. The property qualifies for a discount of 16.25% under the Small Business Bonus Scheme for eligible occupiers on which basis the rates payable for 2023/24 will be £6,986.

Regulated by RICS



PROPERTY MISDESCRIPTIONS 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.

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VIEWING/FURTHER INFORMATION

For further information or to arrange an accompanied inspection, please contact the sole selling agent.

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