

FOR SALE - INVESTMENT OPPORTUNITY



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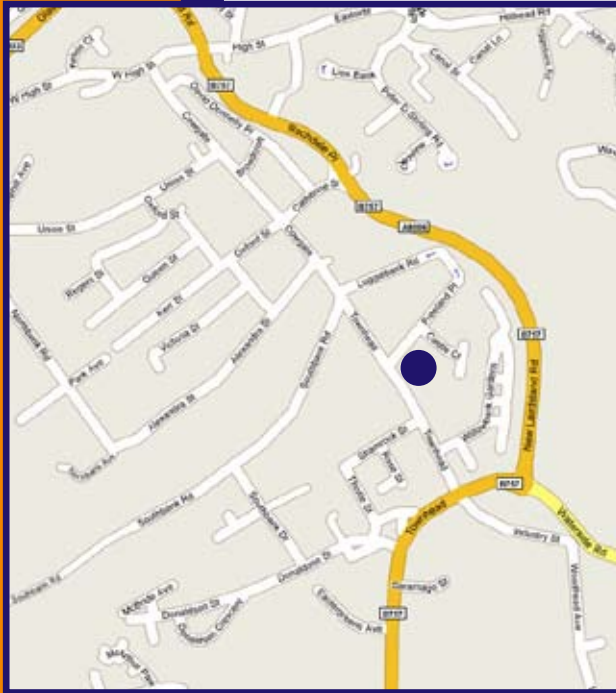
**45 TOWNHEAD & 4 FREELAND PLACE,
KIRKINTILLOCH**

- Long leases on upper floors
- Possible hot food consent on ground floor unit
- Asset management opportunities
- No VAT on Sale Price

Tel: 0141 229 6020

Atlantic House, 45 Hope Street, Glasgow, G2 6AE

Tel: 0141 229 6020 Fax: 0141 229 6025 Web: www.alwsurveyors.co.uk



LOCATION

The building is situated at the corner of Townhead and Freeland Place within Kirkintilloch Town Centre. The subjects lie just to the south of Cowgate, the principle retailing pitch within Kirkintilloch and occupy a prominent corner location.

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

DESCRIPTION

The subjects comprise a three storey building of concrete frame construction with flat bitumen felt roof. The external elevations are of painted roughcast and the shop unit has timber framed display windows to both the Freeland Place and Townhead elevations.

The shop unit is generally open plan with toilet to the rear.

The offices are accessed via a door entry system from Freeland Place. The first floor is used as a chiropodist and beauty salon and the second floor is occupied by a Women's Aid organisation. Both floors of offices are generally similar throughout being sub divided to provide a series of open plan and private office areas together with self contained toilets and kitchen facilities.

RATING ASSESSMENT

We are verbally advised that the premises have the following Rateable Values:

Shop:	£10,000
First Floor Office:	£8,400
Second Floor Office:	£8,600

PROPERTY DETAILS

Address	Occupier	Floor Areas	Rent	Lease Terms	Comments
2 Freeland Place	Vacant	86.86 sq m (935 sq ft)	ERV: £12,000 per annum	n/a	Available with vacant possession
1st Floor 4 Freeland Place	James & Jacqueline Macdonald t/a Kirkintilloch Foot Clinic	59.99 sq m (646 sq ft)	£5,500 per annum	FRI lease for 25 years with effect from 20/04/1994 until 27/02/2019. 5 yearly rent reviews, next review 28/02/2009	
2nd Floor 4 Freeland Place	East Dunbartonshire Womans Aid	80.64 sq m (868 sq ft)	£5,250 per annum	FRI lease with effect from 31/01/1991 until 30/01/2011	

PROPOSAL

Our clients are seeking offers in excess of **£270,000** for the feuhold interest of the building, and subject to and with the benefit of the existing lease agreements.

VAT

Please note that there will be no VAT chargeable on the purchase price.

LEGAL COSTS

Each party will bear their own legal and professional costs relative to the transaction, with the purchasers liable for SDLT, registration dues etc.

VIEWING/FURTHER INFORMATION

Strictly through the agents:

Graham Waddell
Allison Lightbody Waddell
Chartered Surveyors
45 Hope Street
Glasgow, G2 6AE

Tel: 0141 229 6020 Email: info@alwsurveyors.co.uk
Fax: 0141 229 6025 Web: www.alwsurveyors.co.uk

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 enquiries at the earliest opportunity.