



TOWN CENTRE LOCATION

WELL LOCATED OFFICE/STORE - SUITABLE FOR A VARIETY OF USES



FOR SALE
15 Glenhove Road

Cumbernauld, G67 2LG | 158.5 sq.m (1,706 sq.ft)

To request a viewing call us on 01224 572661

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TOWN CENTRE LOCATION

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LOCATION

Cumbernauld lies approximately 12 miles north east of Glasgow and has a population of approximately 52,000 making it one of the largest towns in Scotland. Cumbernauld lies either side of the M80, the principal motorway connecting Glasgow to Stirling, Perth, Dundee and further afield to Aberdeen.

The property is located within Glenhove Housing Estate in the heart of Cumbernauld with the town centre situated 500 yards to the north. The immediate vicinity of the site is characterised by high rise local authority residential premises. Vehicular access is available through the Glenhove Housing Estate. The town centre is located nearby boasting a wide variety of commercial occupiers including Asda, McDonald's, Argos, Boots and Specsavers.

DESCRIPTION

The building comprises a single storey building of traditional construction under a flat roof, rendered externally and painted with a timber fascia. Two separate double doors on the west elevation offers access to the hall and office accommodation.

Internally the building provides office, storage and welfare areas to the front with a sizeable hall to the rear, the hall has an enhanced ceiling height of 3.75m. A public car park is located opposite the property.

USE

The site is contained in a designated "Residential Area" under the North Lanarkshire Council Local Development Plan.

The property is currently used as a training hall and ancillary offices. Any party enquiring about a change of use should contact the Planning Department within North Lanarkshire Council.

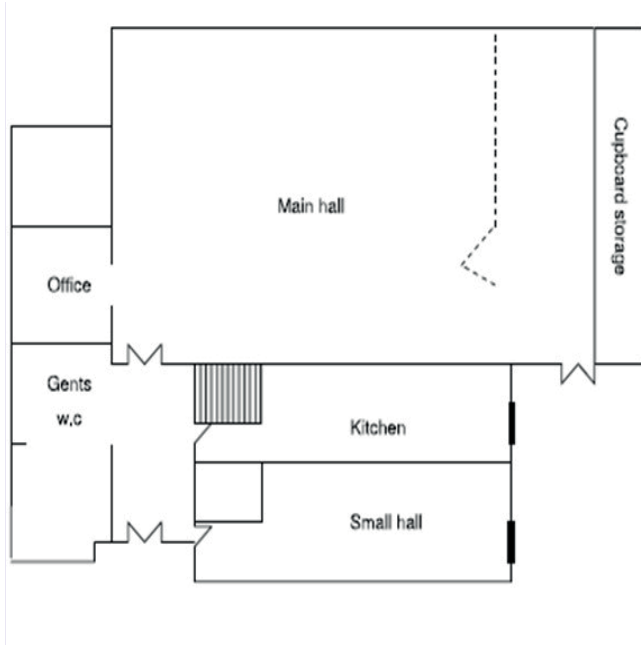
FLOOR AREAS

The following gross internal areas were calculated in accordance with IPMS 3:

Offices, Stores & Hall	158.5 sq.m	1,706 sq.ft
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PRICE

£115,000.



RATEABLE VALUE

The valuation roll shows a rateable value for the property of £7,800 effective from 1st April 2017.

RATES DETAIL

Any incoming occupier will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Such as the Small Business Bonus Scheme which may entitle the incoming occupier to 100% rates relief. Interested parties should verify all rating figures with the Local Authority.

SALE

North Lanarkshire Council and British Red Cross are seeking to dispose of their heritable interest in the property. Unconditional offers are preferred however our clients may consider conditional offers.

EPC

F81. A copy of the EPC certificate is available on request from the agent.

VAT

VAT will be payable at the standard rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred. The incoming occupier will be responsible for any transactional property tax and registration dues applicable.

ENTRY

On conclusion of legal missives.

VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

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