



Veterans Hall, 5a Alexander Street, Alexandria, G83 0PG

- Rarely available freehold opportunity
- Offers over £37,500
- Suitable for Class 10 use
- Extends to 123.32 sq m / 1,327 sq ft
- Located within busy residential location



LOCATION

The subject property is situated within the well-populated residential area of Alexandria. More specifically, the subjects are located on Alexander Street, between its junctions with Lennox Street and McAllister Street, a short distance from Main Street (B857). Main Street acts as the main thoroughfare within the town and leads directly onto the A82 which provides access to further surrounding areas including; Renton, Dumbarton and Glasgow.

Alexandria is well served by public transport links with the town benefiting from a rail station with frequent services to Glasgow Queen Street and also several bus routes through the town.

DESCRIPTION

The subjects comprise a single-storey community hall of brick work construction and surmounted by a mono-pitched corrugated roof. The internal walls are a combination of a load bearing blockwork and brickwork with a number of stud partition walls to create cellular spaces. As such there is future potential for reconfiguration to create a larger open plan space.

Previously occupied by a local veteran's charity, internally the subjects provide typical community hall accommodation:-

- Entrance hall
- Male and female WC's
- Store
- Offices
- Kitchen
- Main hall

The subjects are connected to mains supplies for gas, water and electricity. Gas central heating is provided throughout and lighting is a variety of pendant lights and fluorescent strip lights.

The subjects also benefit from a small courtyard area to the rear of the property.



ACCOMMODATION

We have measured the property in accordance with the RICS code of measuring practice and have calculated the following Gross Internal Areas:

Areas / Floor	Sq M	Sq Ft
Total	123.32	1,327

The overall site area is 0.038 hectares (0.095 acres)

PRICE

Offers over £37,500

RATEABLE VALUE

In accordance with the Scottish Assessors Association we have been advised that the subjects have a rateable value of £5,400.

LEGAL COSTS

Each party to bear their own legal costs.

VAT

The subjects are not eligible for VAT.

EPC

Can be made available upon request.

To arrange a viewing please contact:



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