TO LET / MAY SELL Showroom

- 339 Main Street,Alexandria, G83 0BP
- 282.34 sq m (3,040 sq ft)
- Light industrial property
- Showroom & workshop
- Site area of c. 0.23 acres
- Tarmac yard to rear













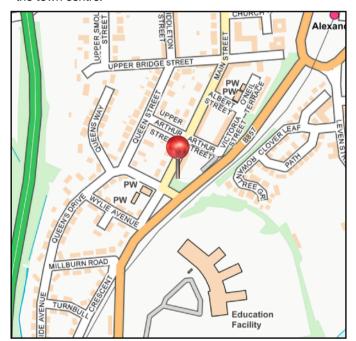
Viewing by appointment with the sole letting / selling agents;



Location

Alexandria is located close to Loch Lomond National Park and is situated in West Dunbartonshire. It sits to the west of the A82 road which connects the north west of Scotland with the west of Glasgow. Alexandria Railway Station is situated a short walking distance from the subjects which links Glasgow Queen Street Station with Balloch. immediately to the north of Alexandria.

The subjects are situated on the east side of Main Street a short distance away from the town centre of Alexandria, occupying a prominent position on the southern end of Main Street. The surrounding area is predominantly residential in nature, with commercial operators mainly situated towards the town centre.



Description

The subjects comprise a former showroom and workshop property situated over ground and lower ground floor. The property is of brick construction which wits under a pitched and slated roof. Vehicle access is provided to the ground floor showroom via a glazed sliding door which leads onto the Main Street. The property benefits from a tarmac yard to the rear.

The showroom incorporates three cellular offices as well as W/C and kitchen area to the rear. A staircase to the rear leads to a lower ground floor workshop area. Access to the workshop can be gained to the rear of the property via steel roller shutter or by a pedestrian access door. The tarmac yard to the rear of the property, extends to approximately 0.04 acres. In addition, an area adjacent to the property is included within the title, which brings the total site area to circa 0.23 acres.

Accommodation

The property provides the following accommodation and approximate floor areas:

Floor	Accommodation	GROSS INTERNAL AREA	
		sq m	sq ft
Lower Ground	Workshop	69.09	744
Ground	Showroom, offices etc	213.25	2296
TOTAL		282.34	3040

Lease Terms / Offers

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £18,500 per annum. Alternatively, our clients' may consider selling their heritable interest for offers in the region of £250,000.





Particulars

Rateable Value	£15,200
EPC	Available upon request
VAT	Not payable on the rent or sale price
Legal Costs	Each party responsible for their own

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