

# Prominent Vehicle Dealership

Kelvin Valley Works, Kilsyth Road, Kirkintilloch, Dunbartonshire, G66 1TA

Colliers

For Sale



- Detached purpose-built dealership
- Prominent facility fronting A803
- Site area of circa 0.88 acres (0.35 hectares).
- Accommodation extending to approx. 20,071 sq ft (1,864 sq m)
- Suitable for alternative uses (Subject to planning consents)

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### Location

The property is located to the north of Kirkintilloch, approximately 8 miles north-east of Glasgow city centre. Kirkintilloch lies along the A803, which provides direct access to Glasgow and nearby towns including Kilsyth to the north and Bishopbriggs to the south.

More locally, the property is positioned fronting the A803, a key arterial road that serves as a main through-route for the town and connects to surrounding areas.

The property occupies a prominent roadside position benefitting from good visibility close to complementary occupiers. The surrounding area comprises a mix of commercial and light industrial uses. In close proximity is a Lidl supermarket, McDonald's restaurant, and Pro Bowl bowling alley, forming part of a small retail park. Immediately to the rear of the site is a residential housing.

### Description

We estimate that the property was built in the early 1970's. The property is a steel frame construction with a mixture of glazed, rendered brick and metal sheet cladded elevations, under a multi-pitched metal roof to the majority of the property but a flat roof to the showroom.

Briefly the internal accommodation consists of a 5 car showroom with two cellular offices and ancillary accommodation located off this area, a service and parts reception, workshop, parts department and an internal dry valet bay.

To the front of the property there is a good-sized car park with space for approximately 54 vehicles, the area is of a tarmackadam surface with a low height metal barrier to the front of the site. To the rear of the site is a small yard with parking for an additional 16 cars.



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**Accommodation**

The approximate Gross Internal Floor areas can be broken down as below:

Floor	Use	Area sq M	Area sq ft
<b>Ground</b>	Showroom	210.04	2,261
	Offices	320.54	3,450
	Ancillary	97.55	1,050
	Parts	79.52	856
	Workshop	783.44	8,433
	Valet Bay	135.00	1,453
<b>First Floor</b>	Mezz	238.56	2,568
<b>TOTAL</b>		<b>1,864.65</b>	<b>20,071</b>

Parking	Spaces
Display	34
Used display	20
Workshop	16
<b>TOTAL</b>	<b>70</b>

**Site Area:**

The site area is approximately 0.88 acres (0.35 hectares).

The property is accessed via Kilsyth Road (A803).

**Tenure**

Real Right Ownership – Title Number DMB65763

The property benefits from a permanent vehicular access servitude granted in 1992 over a private road leading from Kilsyth Road.

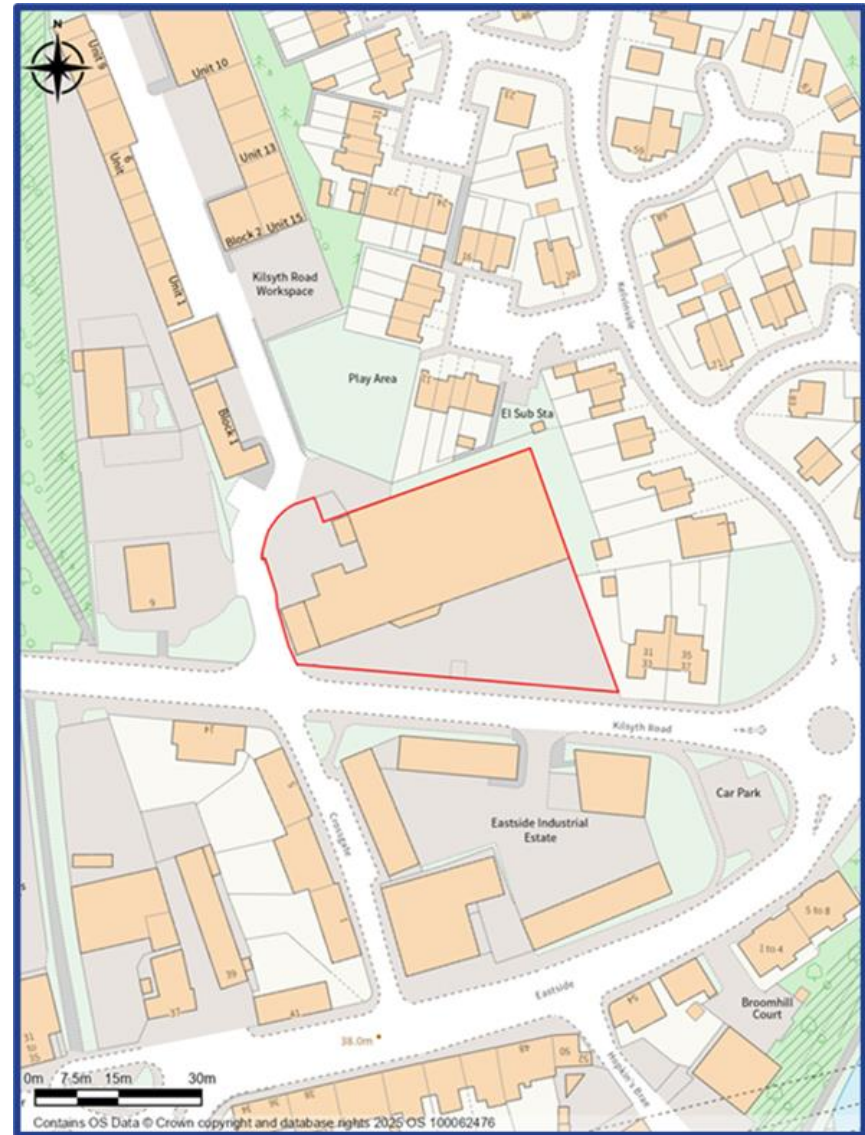
The property owner is responsible for 25% of the maintenance and repair costs of the private road.

Prospective purchasers should note that any future redevelopment, would require further legal clarification if it would intensify use of the access beyond its current level.

Interested parties should also seek clarification on mineral rights, which are expressly excluded from ownership for the majority of the site.

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### Use

The property currently has a Sui Generis planning permission for vehicle dealership purposes. Any alternative use will need to be discussed with the Local Authority.

### Offers

Offers are invited for the benefit of our clients Heritable (Scottish equivalent of English Freehold) interest in the property as a whole. Our client's preference is for offers on an "unconditional" basis.

Interested parties should register their interest with Colliers at an early stage to be kept advised of any closing date which may be set. Please note our clients are not obliged to accept the highest or indeed any offer for the property.

### VAT

The property has been elected for VAT.

### Rateable Value

The unit is assessed for Business Rates purposes as follows:

From the 1st April 2023 – Rateable Value £79,000 pa.

### Legal costs

Each party is to be responsible for their own legal and professional costs in connection with this transaction.

### EPC

The property has an EPC rating of D(59)

A copy of the certificate can be made available on request.

### Plant and Equipment

Available via separate negotiations.

### Money Laundering

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Purchaser will be required to comply with our Anti-Money Laundering policy. Further details are available upon request.

### Viewing / Further Information

For further information or to arrange a viewing please contact:



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