

36-38 ROMAN ROAD

Bearsden, Glasgow, G61 2SQ



FOR SALE PRESTIGIOUS BUILDING/FORMER REGISTRY OFFICE

- Category C listed building with accommodation on 2 floors
- Total net internal area 172.58 sq.m. (1,857 sq.ft.) approx.
- Close to all local amenities and public transport links
- Generous ancillary garden ground and parking areas
- Potential for conversion to a variety of uses
- EPC rating G
- Offers invited

DM HALL
CHARTERED SURVEYORS

Commercial Department
220 St. Vincent Street, Glasgow, G2 5SG
0141 332 8615

LOCATION

The property is on the south side of Roman Road next to its junction with Bocclair Avenue, a short distance west of Milngavie Road as shown on the location plan. From a landmark viewpoint there is an Asda superstore as well as Bocclair House situated within close proximity however the immediately neighbouring properties are residential in nature.

The subjects are within close proximity of all local amenities at Kessington, Hillfoot and Bearsden Cross which provide a diverse range of shops, offices, surgeries, restaurants and bars. The property is also conveniently located for public transport being less than 5 minutes' walk from Hillfoot Station which is on the main Glasgow to Milngavie line which provides regular services, and a journey time of 21 minutes, to Glasgow City Centre. There are also frequent bus services at Milngavie Road running to/ from Glasgow City Centre.

DESCRIPTION

The subjects were built in 1901 and comprise a two storey building constructed of sandstone and brick, having a pitched slated roof and distinctive mock tudor elevational detailing. There is a single storey side extension which is constructed of brick with a pitched slated roof.

The property is situated within a site of to 0.117 hectares (0.29 acres approx.) as shown outlined red on the Ordnance Survey extract. There is a pedestrian access path and separate vehicular access to a tarmacadam parking area. There are garden grounds to the front and side of the building.

The property has a main access door at the front of the building and also a further entrance door with a disabled access ramp. There are also access points at the side and rear of the building.

The subjects comprise a former Council



Registry Office which provides the following accommodation:-

Ground Floor – entrance hall, general office, 2 office rooms, ceremony room, kitchen and toilet facilities.

First Floor – 4 office rooms, kitchen and toilet.

A plan showing the layout and accommodation can be provided upon request. The property is in general need of upgrading and refurbishment throughout.

FLOOR AREAS

According to our calculations the subjects afford the undernoted approximate net internal floor areas:-

Ground Floor 103.18 sq.m. (1,110 sq.ft.)

First Floor 69.40 sq.m. (747 sq.ft.)

Total 172.58 sq.m. (1,857 sq.ft.)

RATING

The property is shown in the Valuation Roll with a Rateable Value of £22,000.

PLANNING

The subjects are C Listed and located within The Old Bearsden Conservation Area.

Consequently, any proposals for development will need Listed Building Consent, as well as full planning permission. In addition the mature trees located within the site are protected through their location within the Conservation Area.

It is our opinion that there may be potential for a variety of uses including residential conversion, office, surgery, nursery or business centre uses. Parties should however make their own detailed enquiries to East Dunbartonshire Council, Development and Regeneration Services, Southbank House, Strathkelvin Place, Kirkintilloch G66 1XQ (Telephone – 0141 578 8600).

PURCHASERS PACK

A copy of the Energy Performance Certificate, an Asbestos Report and a Specialist Rot Contractors Report can be

made available to genuinely interested parties upon request.

SALE TERMS

Offers are invited for the purchase of our clients heritable interest in the subjects. Whilst offers on an unconditional basis would be preferred, offers subject to planning will be given full consideration.

It is anticipated that a closing date will be set for the receipt of formal offers and consequently parties should register their formal interest in writing to DM Hall in order that they can be kept advised of any closing date.

EPC

The property has an Energy Performance Rating of G.

VAT

The property is not elected for VAT and consequently VAT will not be chargeable on the purchase price.

LEGAL COSTS

Each party will be responsible for their

own legal costs with the purchaser being responsible for LBTT and registration dues.

VIEWING AND FURTHER INFORMATION

Strictly by contacting the sole selling agents:-

Graeme Todd
T: 0141 352 6411
E: graeme.todd@dmhall.co.uk

Alister Gibson
T: 0141 352 6415
E: alister.gibson@dmhall.co.uk

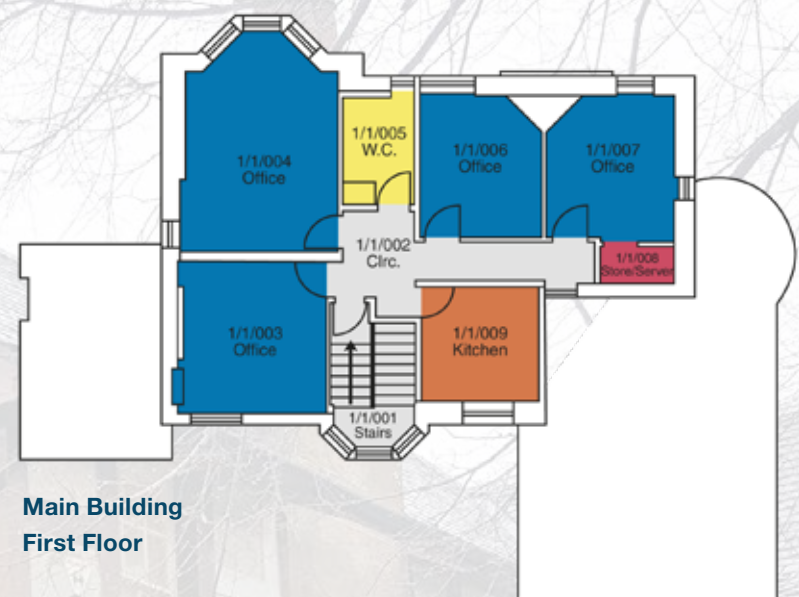
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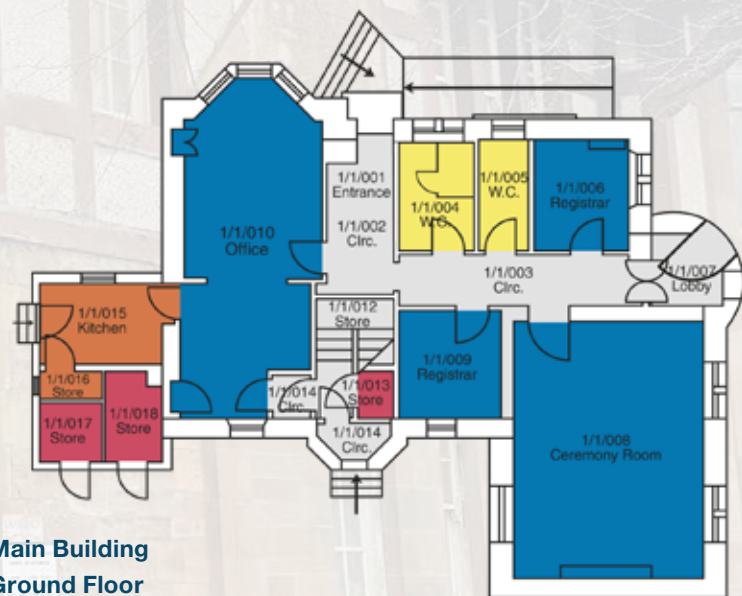
REFERENCE

WSA1283

DM HALL
CHARTERED SURVEYORS



**Main Building
First Floor**



**Main Building
Ground Floor**

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