

**KELVIN
VALLEY
PROPERTIES**

13A MAIN STREET, KILSYTH

O/A £89,995

Kelvin Valley Properties present to the market this superb development opportunity in Kilsyth Main Street. Having been recently used as a dental practice, the property extends to over 3,000 square feet over 2 levels. Originally two flats, the property does present developers with a variety of opportunities including the potential to convert the premises back into residential dwellings. Planning permission has just been passed to allow it to be converted back to residential if desired. It would also make superb office space for a variety of different businesses and could be easily adapted to suit many different uses. There is access to both the street at the front & the Airdrie Road car park at the rear via the ground floor close.



- Extending to over 3,000 square feet in size
- Key central location
- Development opportunity

- Has residential consent
- Spacious rooms and high ceilings
- Attractive sandstone building

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH

Tel : (01236) 826661 Fax : (01236) 826699 Email: sales@kvps.co.uk Website: www.kvps.co.uk



Kelvin Valley Properties



Entrance

At ground floor level there is a close and stairwell. This can be accessed via a front door onto the main street or a rear door to the Airdrie Road car park.

First Floor

Accessed via the wide staircase, the first floor provides access to the main reception area with waiting room. There are treatment rooms and storage rooms accessed from this level and there are two staircases leading to the upper level. Access to toilet on this level.

Second Floor & Loft

Can be accessed from either staircase. There is a large lounge/staff room here, a large denture clinic, and more treatment rooms. There are also toilets on this level. There is also a fair sized loftspace with additional storage.

Heating

A mixture of wall mounted gas fires and electric heaters.

Rateable Value

£13,500 according to assessors website.

Offers

All offers must be submitted in writing to our office at 23 Main Street, Kilsyth, G65 0AH in strict Scottish legal form.

Tenancy

The most recent tenant (dentist) has moved out of the premises into the new health centre which is currently being constructed in the town. The property is now available for immediate purchase.

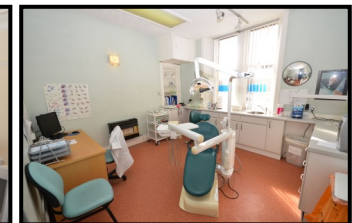
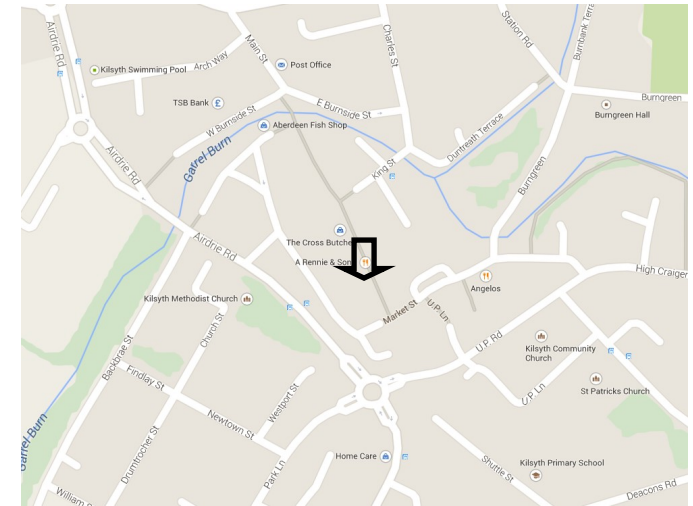
Location

The subjects occupy a prime town centre position on the West side of the Main Street and set within the heart of the commercial centre surrounded by other retail units.

Within close vicinity are; Royal Bank of Scotland, Scarecrow Bar & Grill, The Co-op, Archways Newsagents, Kelvin Valley Properties, Rennie's Bakers, Paterson Hughes Funeral Directors, Gulistan Indian Restaurant, Pauls Butchers, Cross Butchers, as well as several hairdressers and takeaways.

As well as having a growing commercial centre, Kilsyth has 3 primary schools, one secondary school, and a current population of 10,100 (not including the surrounding villages).

The town is situated in central Scotland close to Cumbernauld & Kirkintilloch with excellent commuting via Croy train station and the M80 motorway.



'Helping You to Sell Your Property'

Viewing: By appointment through the selling agents on (01236) 826661

Office Contact: John

Reference Number: KC/236

Price: Offers Around £89,995

Fixtures & Fittings: All fixtures and fittings mentioned in this schedule are included in the sale. All others in the property are specifically excluded.

All measurements are in feet. Measurements are taken using a sonic tape measure and may therefore be subject to a small margin of error.

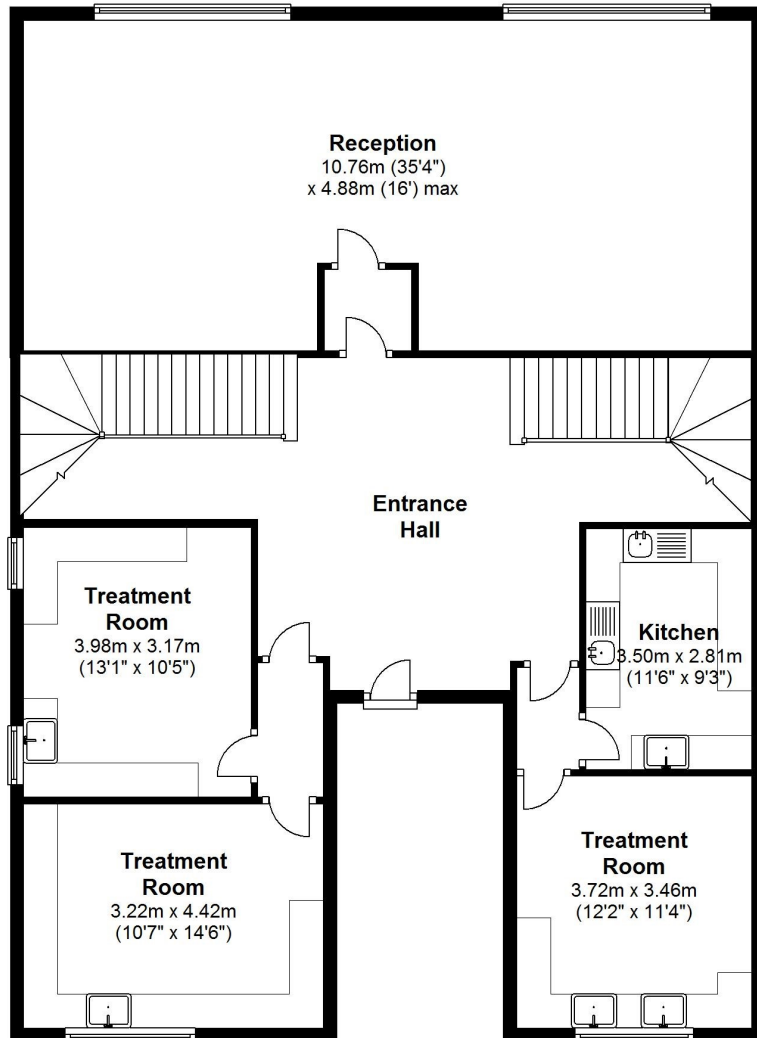
Photographs: These are reproduced and included for general information and it must not be inferred that any item is included for sale with the property

Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it.

Note - This schedule is thought to be materially correct although its accuracy is not guaranteed and it does not form part of any contract

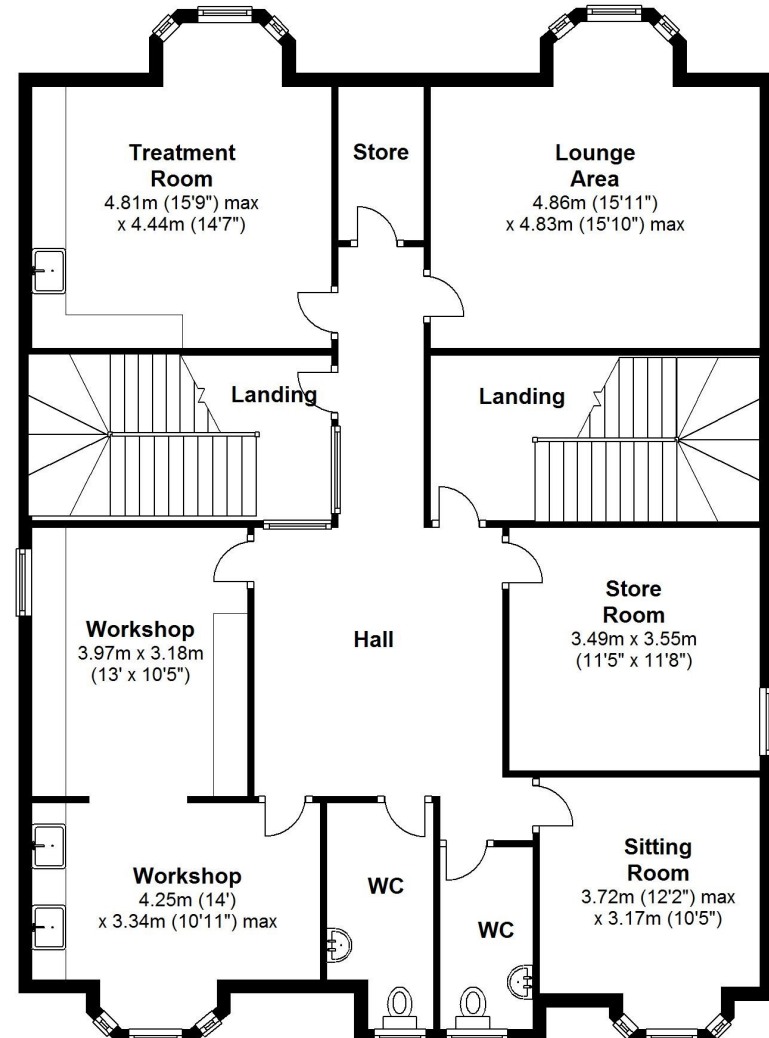
Ground Floor

Approx. 145.7 sq. metres (1568.4 sq. feet)



First Floor

Approx. 148.3 sq. metres (1595.9 sq. feet)



Total area: approx. 294.0 sq. metres (3164.3 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.

Plan produced using PlanUp.