

FOR SALE/MAY LET

ON THE INSTRUCTION OF LLOYDS BANKING GROUP
7 Glasgow Road, Denny FK6 6BB

RETAIL PREMISES
263.93 sq m (2,841 sq ft)



7 GLASGOW ROAD, DENNY

LOCATION

The property occupies a prominent roadside position on the east side of Glasgow Road, a short distance to the south of the junction with Broad Street (A882) in the centre of Denny in Central Scotland. The town is located 5.5 miles to the west of Falkirk and 7 miles north of Cumbernauld. The location is characterised by a mix of residential and independent commercial operators. Nearby occupiers include **The Four in One** and **The Railway Hotel**.

The town has a population of approximately 8,000 people. The town centre is being invested in heavily and is currently undergoing a £10m regeneration to create a new town square, library and town centre car park.

The town has convenient vehicular access from both the M80 and M876 motorways.

DESCRIPTION

The subjects are arranged over the ground floor and basement of a standalone building of brick construction, and including a significant glazed frontage beneath a pitched slate covered roof. The basement is extensive and is currently used for staff welfare and storage. The property benefits from a private car park to the side providing approximately 10 parking spaces.

Internally the property is subdivided to provide a customer area, meeting rooms and counter area to the front, with storage and toilets located to the rear. The basement provides staff accommodation and storage.



ACCOMMODATION

The subjects have been measured on a net internal area basis in accordance with RICS Code of Measuring Practice (6th Edition), and extend to the following approximate floor area:

Floor	sq m	sq ft
Ground floor	131.37	1,414
Basement	132.57	1,427

LEGAL COSTS

Each party will be responsible for their own legal costs in documenting the transaction. The ingoing tenant will be responsible for any LBTT and Registration Dues, if applicable.



CONTACT US

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TENURE

Heritable interest

ASKING PRICE

Offers of over **£135,000** are invited for our clients heritable interest.

PLANNING

The subjects benefit from Class 2 (Financial, professional and other services) consent. Under the Use Classes Scotland Order 1997, there is permitted change to Class 1 (Retail). Parties interested in alternative uses are advised to speak direct to the local planning authority.

RATES

The property is entered in the Valuation Roll as £9,500 Rateable Value / Rates Payable £4,427 per annum. Under existing legislation, an element of relief may be available under the Small Business Bonus Scheme (up to 100%).