

# For sale

32 Glasgow Road, Denny, FK6 6AY

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## Location

The property is located in Denny, a small town with a population of circa 10,000 within the Falkirk Council area. It is situated 7 miles to the west of Falkirk and 6 miles to the north east of Cumbernauld. Denny is also located close to central Scotland's motorway network, providing access to larger towns such as Stirling and Falkirk.

The subjects property is located on Glasgow Road which is the main arterial route running through the town. The property forms part of a small retail parade which includes a takeaway, a photographers and an opticians.

Notable nearby occupiers include Bank of Scotland, Co-Operative Food, William Hill and Ladbrokes. There is also a Londis and a Costa Express situated at a nearby petrol station.

## Description

The property is arranged over the ground floor and basement of a two storey, mid-terrace stone built building which has been extended over a single storey via an elevated semi-permanent wooden structure to the rear.

Windows to the front elevation are timber framed and single glazed whilst windows to the rear have an aluminium frame. There is no car parking with the property however there is on-street car parking available directly in front of the property.

The property provide an open plan area and two separate meeting rooms, male and female toilets, a tea preparation facility, and another office within the extension to the rear. The property provides a specification which includes

painted and plastered ceilings, wallpapered walls, ceiling mounted fluorescent strip lights, and raised timber flooring incorporating floor boxes. Heating is provided by wall mounted electric storage heaters. The basement provides storage accommodation which comprises a solid concrete floor and exposed walls and ceilings.

Access to the rear of the property is via a single track road which also serves several residential properties.

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## Accommodation

The subjects provides the following approximate dimensions and net internal floor areas:

Ground Floor	146.62 sq m	1578.0 sq ft
Basement	84.11 sq m	905.0 sq ft
Total	230.73 sq m	2483.0 sq ft

## Guide Price & Tenure

Offers over £50,000 are sought for our client's heritable interest in the site.

## Planning

The property has been operating as a bank; therefore we understand has Class 2 Planning Use, providing permitted change to Class 1 (Shops). Alternative uses may be possible and interested parties should make their own enquiries to the relevant planning authority.

## Rates

We understand that the property is assessed as follows:

**Rateable Value:** £7,300  
**UBR (2017/18):** 46.6p  
**Rates Payable:** c. £3,401

## Legal Costs

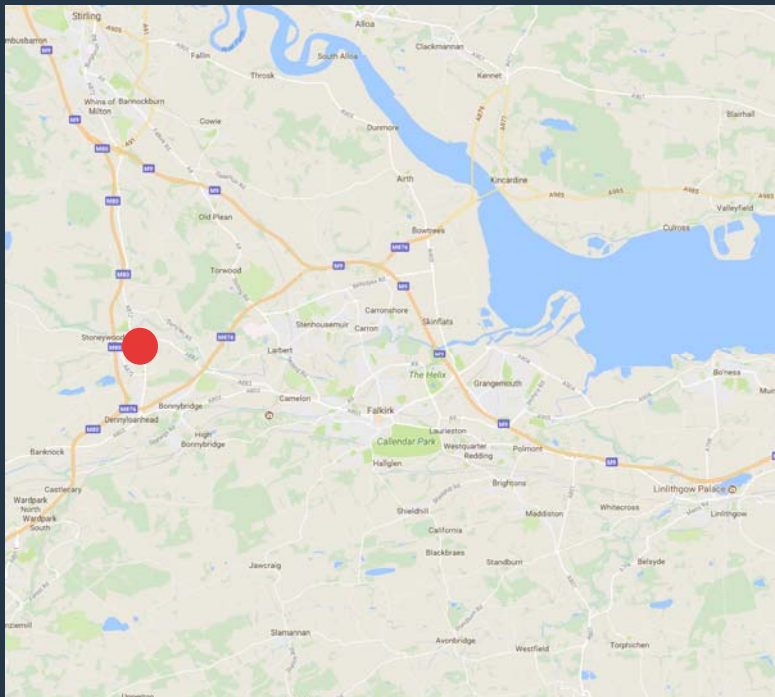
Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC

A full energy performance certificate is available on request.

## VAT

We understand the property is not elected for VAT therefore no VAT will be applicable on the purchase price.



## Highlights

- Former bank branch/retail unit
- Denny town centre currently undergoing regeneration project
- Not registered for VAT
- Guide Price: £50,000

### GVA

Quayside House, 127 Fountainbridge, Edinburgh, EH3 9QG  
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