



KELVINBANK RESOURCE CENTRE, KILSYTH ROAD, KIRKINTILLOCH, G66 1RP

FOR SALE (DUE TO RELOCATION)
ON BEHALF OF EAST DUNBARTONSHIRE COUNCIL
POTENTIAL REDEVELOPMENT OPPORTUNITY

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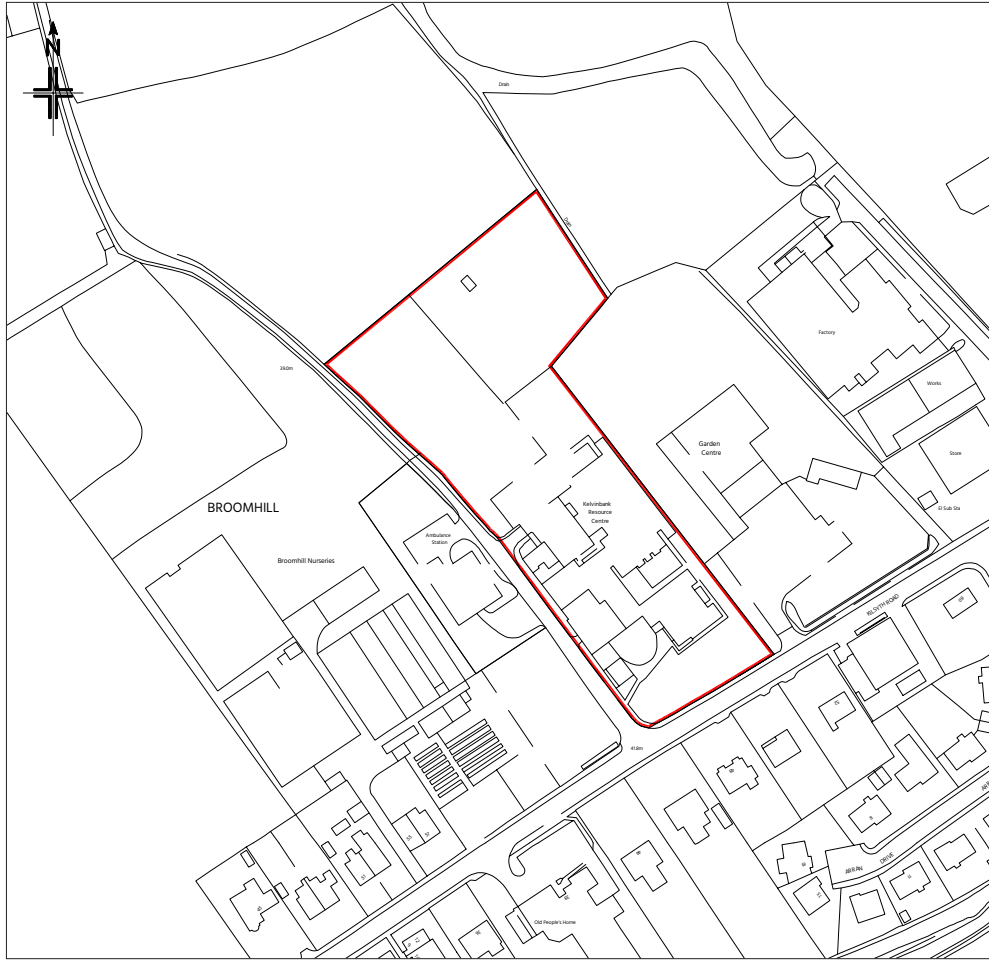
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East Dunbartonshire Council

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Location

The premises are situated on the north side of Kilsyth Road on the northern outskirts of the town of Kirkintilloch. It is approximately 1 mile from the town centre. The land to the west is under development for private residential use which wraps around the site of a neighbouring ambulance station. The land immediately to the south, across the road, is also residential use with a 23 unit affordable housing scheme currently under construction. The land to the east is a garden centre with industrial uses beyond. The land to the north is greenbelt.

Description

The subjects comprise a series of interlinked low-level buildings to the front with car parking and open landscaped ground, partially covered with trees, to the rear. The subjects are operated as a day care centre with the services due to be relocated to the new Allander Leisure Centre complex in Bearsden once completed. Vehicular access to the property from Kilsyth Road is shared with the Scottish Ambulance Service.

We understand the existing accommodation extends to a Gross Internal Area of approximately 2,130 sq m (22,926 sq ft) and a total heritable site area of approximately 1.19 hectares (2.94 acres).

Planning

The land at Kelvinbank Resource Centre is allocated as a business and employment site in the adopted Local Development Plan as part of site 13.18 Broomhill. Policy 13 – Creating a Supportive Business and Employment Environment supports proposals for Class 4, 5 and 6 uses on existing business and industrial sites, whether presently developed or available for development. The Proposed Local Development Plan 2 was approved for consultation on 20 August 2020 and so its current status is such that it has limited weight in the determination of planning applications. Policy 15 Business and Employment makes no change in the designation of the site and similarly states that the Council, as Planning Authority, will support proposals for Class 4, 5 and 6 uses on existing business and industrial sites, whether presently developed or available for development.

The Planning Service has advised that a planning application for Housing would not comply with the LDP or Proposed LDP2.

Any parties whom would seek to redevelop the site for alternative uses are advised to engage with East Dunbartonshire Council Planning Department on **0300 123 4510** or **planning@eastdunbarton.gov.uk**.



Technical Information

Any parties seeking to redevelop the site will need to carry out their own investigations to satisfy themselves on environmental aspects.

Business Rates

The premises are currently entered in the 2017 Valuation Roll as 'Training Centre' with a rateable value of £77,000.

Terms

Our clients are seeking offers for their heritable (freehold) ownership with vacant possession to be offered at a future date. Current timescales for relocation are estimated to be during Q1 2023. All parties should note their interest with the selling agents and a Closing Date may be held in future for submission of bids. Further information is available from the selling agents on request.

EPC

Available on application.

Anti-Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 are now in force. Consequently, Gerald Eve LLP are required to carry out due diligence not only on our clients but also on any purchaser. Following acceptance of an offer, as a minimum a prospective purchaser / occupier will be required to provide proof of identity, residence' date of birth and proof of source of funds before the transaction can complete.

Costs

Each party is to bear their own costs in any transaction with the Purchaser being responsible for payment of any LBTT and registration dues applicable.

VAT

Any purchase of the premises will be subject to payment of VAT at the prevailing rate.

Viewing

To observe the privacy of the occupants any viewings must be strictly by appointment only through the sole agents, Gerald Eve LLP.

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