



# FOR SALE: TOWN CENTRE DEVELOPMENT OPPORTUNITY



## BANK STREET, ALEXANDRIA, G83 0LS



### PROPOSAL

West Dunbartonshire Council are delighted to offer this key site within Alexandria Town Centre as a commercial development opportunity. The Council view the development of this site as being a major catalyst towards the ongoing redevelopment and improvement of Alexandria town centre. The Council are offering For Sale a long leasehold interest in the site for a period of 125 years at a rental of £1 per annum.

### Alexandria Town Centre

Alexandria is the principle town within the Vale of Leven and is located 20 miles west of Glasgow. The town is the main retail centre within the Vale of Leven serving the nearby towns of Balloch, Bonhill, Jamestown and Renton, which together have a combined population of over 20,000. The Vale of Leven is a major tourist attraction with the Loch Lomond and the Trossachs National Park attracting over 4 million visitors per year.

Alexandria is well connected with the A82 running to the west of the town being the main vehicular route between the Central belt and the Western Highlands and Argyll. Alexandria Railway Station, which is located within the town centre, provides regular train services to Glasgow Queen Street.



## SITE

The subject site lies immediately north of Mitchell Way and on the west side of Bank Street, within Alexandria town centre. The site was previously used as a medical centre which occupied the majority of the site. The Medical Centre was demolished in 2017. The site is level and regularly shaped with main road frontage to Bank Street. Immediately to the west of the site is an area of free town centre car parking. The outline of the site boundaries is shown on the attached OS Plan. We calculate the site extends to: 1911.48 sq.m (0.472acres) or thereby.

## PLANNING

The site lies within Alexandria town centre and is covered in the adopted Local Plan by policy RET2, which stipulates that the town centre is the preferred location for new retail, commercial leisure, cultural and public service developments and for other town centre uses.

Any interested parties are advised to contact:

Bernhard Darroch, Lead Planning Officer, Development Management, West Dunbartonshire Council.

Tel: 0141 951 7954

Email: [bernard.darroch@west-dunbarton.gov.uk](mailto:bernard.darroch@west-dunbarton.gov.uk)

## UTILITIES

We are able to provide plans showing the utilities serving the site. These are provided for information only and are not to be relied upon. Seriously interested parties are advised to make their own enquiries concerning the position of utilities. It will be the responsibility of the purchaser to relocate/ re-route any utility services which may be necessary for the development of the site.

## TENURE

The Council will grant the successful party a 125 year ground lease at a rental of £1 per annum (if asked).

## FURTHER INFORMATION and OFFERS

Parties are asked to register their interest in writing with:

J David Johnston  
Asset Management  
West Dunbartonshire Council  
Council Offices  
Bridge Street  
Dumbarton  
G82 1NT  
Tel : 01389 737581  
Email: [david.johnston2@west-dunbarton.gov.uk](mailto:david.johnston2@west-dunbarton.gov.uk)

### IMPORTANT NOTICE

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of an offer or Contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of all matters upon which they intend to rely.
3. No person in the employment of West Dunbartonshire Council has any authority to make or give any representation or warranty whatever in relation to this property.
4. This brief does not constitute approval under the Planning Act. The purchaser will require to submit applications for planning permission etc. in the usual manner. Advice in this respect is available from the Council's Development Management Team.
5. West Dunbartonshire Council reserve the right to impose title conditions/ securities to take into account the particular circumstances of the transaction including, for example, the proposed use of the subjects and any price restrictions."

Date prepared:  
15th February 2018.



# West Dunbartonshire Council

Title : Development site, Bank Street, Alexandria

Map No : AM331A

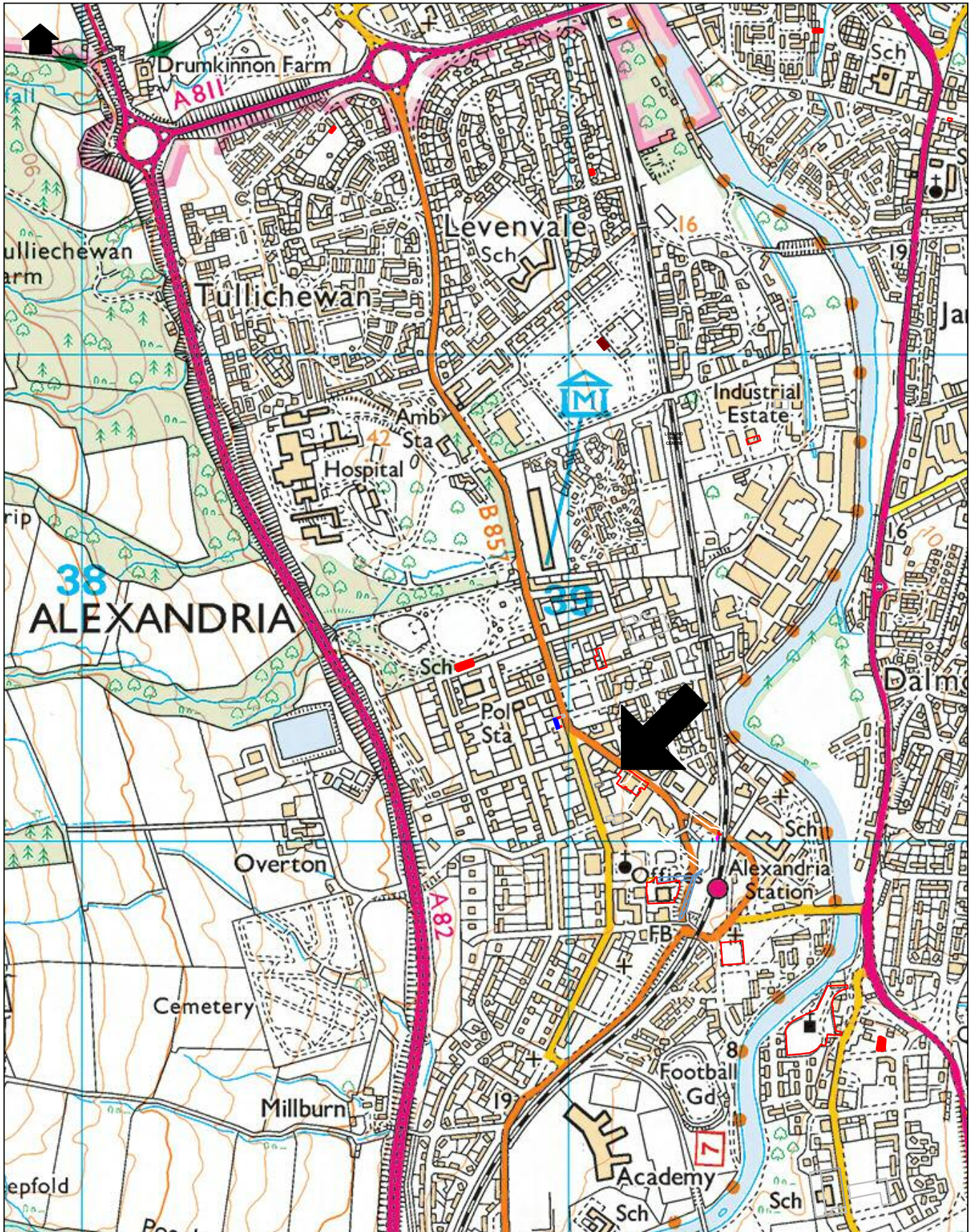
Map Ref : NS3880

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Title : Development site, Bank Street, Alexandria

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