



GARAGE/STORE/WORKSHOP FOR SALE

Climpy Road Forth ML11 8BX

LOCATION:

At the corner of Climpy Road and Tinto View within 50m of the junction with Main Street, the A706, which connects Lanark, some 8 miles to the south, to Whitburn, West Calder, the rest of West Lothian and further east. Climpy Road links to the A71 trunk road for travel east and west and, via Shotts, to the M8 for Glasgow, Edinburgh and the national motorway network (M74, M73 etc)

HAMILTON OFFICE:

Suites 7 & 8 Waverley
House
Caird Park, Hamilton
ML3 0QA

CONTACT US

01698 891 400
www.wbcs.co.uk

A detached, single storey building of 867 sqft / 80.52 sqm or thereby by our calculations which may be suitable for a variety of garage/workshop/storage purposes subject to the relevant local authority consents.

Of brick construction with a shallow pitched, timber decked roof offering 3m internal clearance height, the floor is concrete and vehicular access is by a manual roller shutter. Mains electricity is installed.

There appears to be no entry for the property in the Valuation Roll however it is envisioned that, for qualifying occupiers, 100% rates relief may be available under the Scottish Government's Small Business Bonus Scheme. Prospective purchasers should confirm the position for themselves.

OFFERS OVER £40,000 ARE INVITED and preference will be given to unconditional offers.

In the first instance all offers should be submitted to Mr Cameron of this office.



REF: I200 Prepared June 2022

NOTICE

Whyte & Barrie for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Whyte & Barrie has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.