

Lot 46, 45 Main Street, Cumbernauld Village,

North Lanarkshire G67 2RT

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



Heritable Commercial, Residential and Development Opportunity

www.acuitus.co.uk

Lot 46, 45 Main Street, Cumbernauld Village,

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Property Information

Heritable Commercial, Residential and Development Opportunity

- Former Funeral Parlour in established village location
- Of interest to Owner Occupiers & Investors
- Change of Use Opportunities (subject to consents)
- VAT not applicable

Lot

46

Auction

9th July 2024

Vacant Possession

Status

Available

Sector

Development

Auction Venue

Live Streamed Auction

On the Instructions of Dignity
Funeral Directors

Location

Miles	14 miles north east of Glasgow, 34 miles east of Edinburgh
Roads	A8011, M80 (Junction 6)
Rail	Cumbernauld Railway Station (35 minutes to Glasgow Queen Street)
Air	Glasgow Airport

Situation

Cumbernauld is a popular commuter village located in North Lanarkshire, that benefits from fast trains to Glasgow (35 minutes direct). The property is situated on the south side of Main Street, in the heart of the village centre. Nearby occupiers include Spar convenience store and a mix of mainly independent retailers.

Tenure

Heritable. (Scottish equivalent of Freehold)

EPC

The EPC will be available to view online in the solicitor's legal pack.

Description

The property comprises a former funeral parlour arranged on the ground floor only, forming part of a larger building.

VAT

VAT is not applicable to this lot.

Planning

The property may lend itself to residential conversion, alternative uses and/or redevelopment, subject to obtaining all the necessary consents. All enquiries should be made with North Lanarkshire Council. (www.northlanarkshire.gov.uk) (Phone: 0345 143 0015)

Viewings

There will be one accompanied viewing date on Tuesday 2nd July at 12pm until 2pm. If you would like to inspect, please confirm your attendance with your name and mobile number to mhairi.archibald@acuitus.co.uk

Completion Period

Six Week Completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas (Approx sq ft)	Tenant
Ground	Commercial/Ancillary	34.77	(374)	VACANT
Total		34.77	(374)	

NB: Please note that there is a restriction on funeral use for this property- please see the legal pack for details.

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2024