

# Lot 28, 280 Kinfauns Drive, Drumchapel, Glasgow,

**G15 7AR**

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



Heritable Commercial Development Opportunity

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 28, 280 Kinfauns Drive, Drumchapel, Glasgow,

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## Property Information

### Heritable Commercial Development Opportunity

- Established main road location
- Approximately 1,742 sq ft with parking
- Residential, Development and Change of Use Opportunities (subject to consents)
- VAT not applicable

#### Lot

28

#### Auction

7th November 2024

#### Vacant Possession

#### Status

Available

#### Sector

Development

#### Auction Venue

Live Streamed Auction

On the Instructions of Dignity  
Funeral Directors

### Location

**Miles** 7 miles north-west of Glasgow City Centre  
**Roads** A82, M8 (Junction 30)  
**Rail** Drumchapel Railway Station  
**Air** Glasgow International Airport

### Situation

The property is situated in an established residential location, on the south side of Kinfauns Drive, less than a mile north of Drumchapel town centre. Occupiers in Drumchapel include Sainsbury's, B&M, McDonald's and Greggs.

### Tenure

Heritable.

### 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. The property benefits from a small parking area to the front/side.

### 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 Glasgow City Council. ([www.glasgow.gov.uk](http://www.glasgow.gov.uk)) (Phone: 0141 287 0900)

### Viewings

There will be one accompanied viewing date on Wednesday 30th October from 11am to 12pm. If you would like to inspect, please confirm your attendance with your name and mobile number to [mhairi.archibald@acuitus.co.uk](mailto:mhairi.archibald@acuitus.co.uk)

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant
Ground	Commercial/Ancillary	161.79	(1,742)	VACANT
<b>Total</b>		<b>161.79</b>	<b>(1,742)</b>	

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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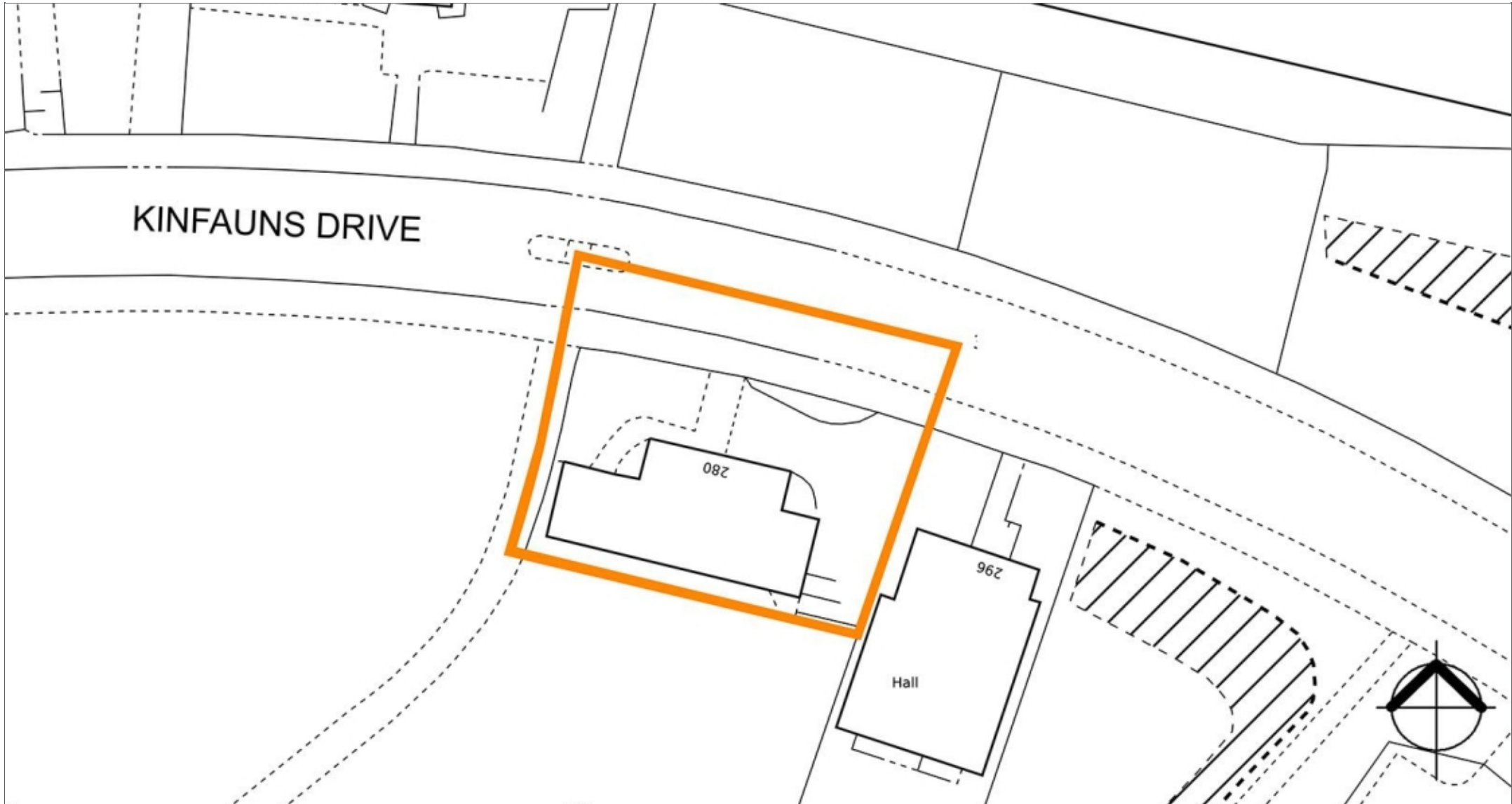
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## Contacts

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### Seller's Solicitors

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2024