



FALCONER

PROPERTY CONSULTANTS

**UNIT 1, BANTON MILL,
BANTON
KILSYTH
G65 0QG**

TO LET

- INDUSTRIAL UNIT WITH OFFICE
- 2,652 FT²
- LEASE FROM £15,000 PER ANNUM
- LARGE ROLLER SHUTTER DOOR
- QUALIFIES FOR 100% RATES RELIEF
- RECENTLY REFURBISHED OFFICE
- SUITABLE FOR A VARITEY OF USES

LOCATION

Banton originally centred on an area known today as High Banton. Farming and mining were the main historic industries. Banton, formerly called Low Banton had a "lappet & muslin manufactory". J & P Wilson's weaving mill was opened in 1839 and lasted over 100 years. It is now a mixed use office and business facility.

The Townhead Reservoir, also known as Banton Loch, is about 1 mile (2 km) west of the village.

The A803 runs south of the village. This allows travel to Kilsyth and Glasgow to the west and runs past Linlithgow to the east although it provided access the M80 at Hags long before then. The village is about 1/2 mile (800 m) due north-west of the Kelvinhead junction.

The subjects are located on the western side of Banton Road to the rear of Banton Mill.

DESCRIPTION

The subjects comprise a detached workshop of brick construction surmounted by a pitched roof overlaid in corrugated sheet. To the side of the property is a single storey office building with separate access.

The unit is accessed by a large roller shutter door and separate pedestrian access.

The office provides reception area, office space, w.c and kitchen.

PROPOSAL

Lease from £15,000 per annum for a new FRI lease.



PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to North Lanarkshire Council Planning Department.

RATING

Rateable value; Office £1,300 Workshop £5,500.

FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

246.4m²/2,652ft²

EPC

A copy of the EPC will be available upon request.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.





DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published August 2022.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

SANDY FALCONER

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