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TO LET / FOR SALE

Motortrade, Open Storage

CAR WASH & VALET CENTRE, 55 JOHN KNOX STREET, CLYDEBANK, G81 1NA

Pro-Clean Car Wash is a vehicle valet centre established for 8 years. The business benefits from high levels of repeat custom

- Rectangular site area c. 652 sq m (7,018 sq ft)
- Twin covered and 3 x open valet bays
- 4 x Electrajet forecourt & car valeting machines
- Option to extend site to expand business
- Self-employment opportunity
- Scope to increase turnover
- Turnkey opportunity
- VAT free rent
- Offers over £95,000

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LOCATION

The property is located on the north side of John Knox Street close to its junction with Hamilton Street, just off Glasgow Road (A814). Glasgow Road (A814) forms part of the main arterial route through Clydebank. This stretch of Glasgow Road (A814) is a busy vehicular route linking Clydebank with Glasgow to the east and Dumbarton to the west. The new Renfrew Bridge takes less than 2 minutes drive to reach and Yoker Train Station takes less than 5 minutes walk.

Nearby occupiers include TeamSport Go Karting, Clydebank Bowling Club and Clydebank Football Club.

DESCRIPTION

The subjects comprise a rectangular hardstanding site bound by John Knox Street to the south and a railway line to the north. The site extends to circa 652 sq m (7,018 sq ft).

The site is accessed from John Knox Street and has twin covered valet bays, 3 x open valet stations and 10' x 32' portacabin at the rear of the site. The covered valet bays benefit from 2 x multifunction tower 4 in 1 (Air, Vacuum, Screenwash and fragrance) Electrajet forecourt and car valeting machines. The open valet bays benefit from 2 x multifunction tower 7 wash mode buy time jet washes. The portacabin provides a customer waiting area, office, kitchen and WC.

There is the option to extend the site by leasing additional circa 4,000 sq ft site area or containers linked to the site.

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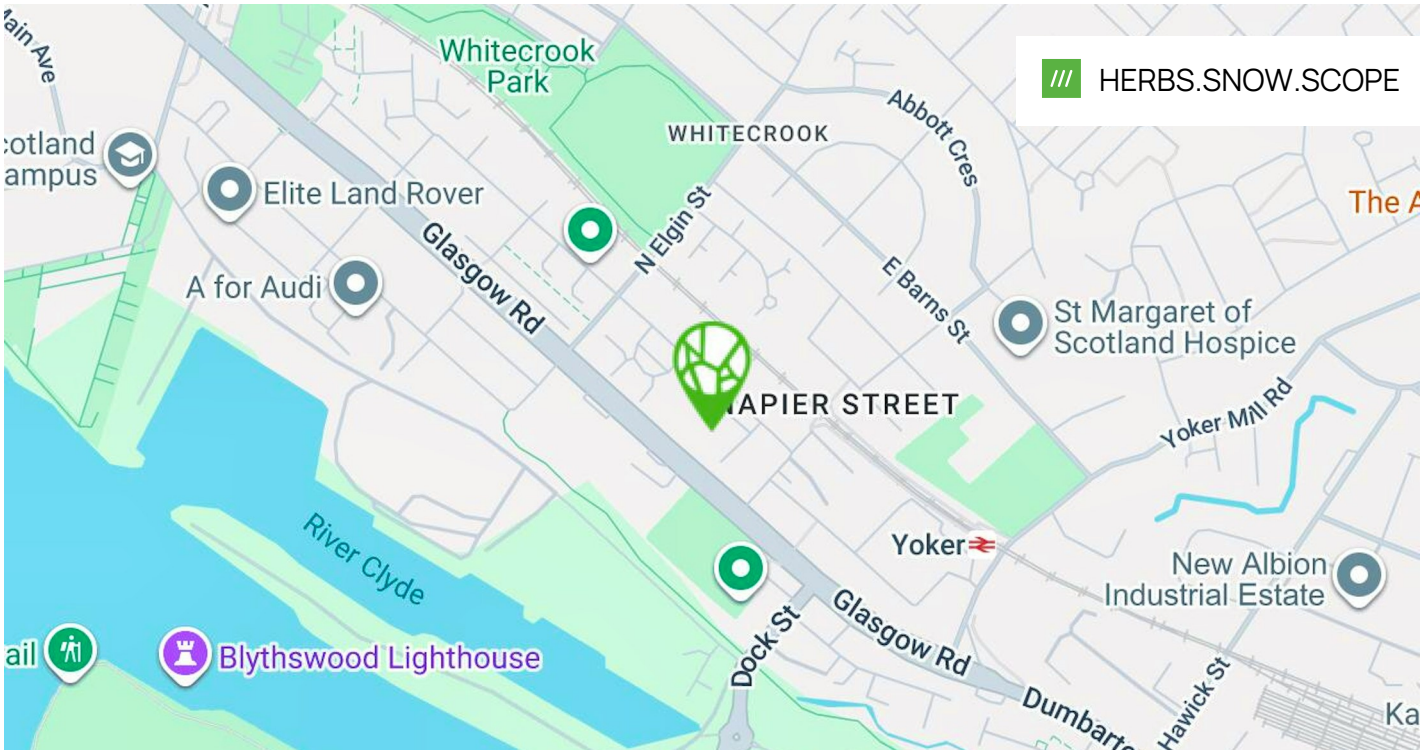
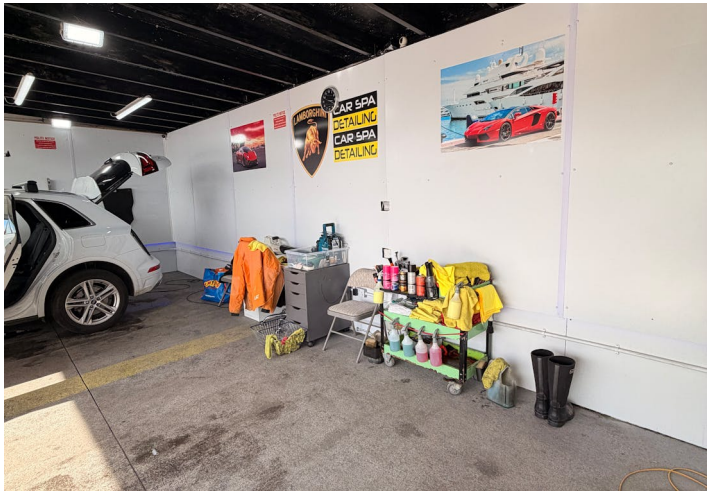


CAR SPA
DETAILING
ATTENDED SERVICE
AVAILABLE
9AM - 6PM
MON - SAT
WASH
POLISH
VACUUM
VALET

4-IN-1
MULTIFUNCTION TOWER UNIT
TYRE INFLATION
SCREENWASH
VACUUM
FRAGRANCE
COINS / TOKENS
FRAGRANCE APPLICATOR
SCREENWASH FILLING
OPERATING INSTRUCTIONS
PLEASE READ BEFORE
USING THIS EQUIPMENT
VACUUM
DISCLAIMER
ELECTRAJET

JETWASH
ELECTRAJET


CAR SPA
DETAILING
CAR SPA
DETAILING

4-IN-1

WINTER
PROTECTION
CAR SPA
DETAILING

JETWASH
ELECTRAJET

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ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Automotive	7,018	651.99

THE BUSINESS

Pro-Clean Car Wash is a vehicle valet centre which has been established for 8 years. The business benefits from high levels of repeat custom from locals. The business trades Monday to Sunday 8am to 6 pm and has the potential to operate 24 hours.

The current operators have decided to sell the business due to a change in circumstance, thus creating an extremely desirable opportunity to acquire a thriving, profitable business on a truly turnkey leasehold basis. The bespoke service the current operators offer is reflective of the success of the business and, in turn, benefits from high levels of repeat custom from locals.

We have been advised that all fixtures and fittings are owned outright and included within the goodwill purchase price.

TENURE

A new lease is available on full repairing and insuring basis, for a term to be agreed, at a rent of £25,000 per annum. Full quoting terms are available upon request.

PREMIUM

Offers over £95,000 are sought for our client's leasehold interest including the goodwill of the business, fixtures, fittings and stock.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £14,000 effective from 1st April 2026.

EPC

EPC exempt - No building present

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

Shahzad Shaffi
0141 291 5786 | 07742 333 933
ss@kirkstoneproperty.com

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