

FOR SALE



thomson
PROPERTY CONSULTANTS

Clyde Gateway

Biggar Street

FORGE
RETAIL
PARK



SITE 2



SITE 1

Duke Street

STRATEGIC DEVELOPMENT SITES

DUKE STREET/BIGGAR STREET, GLASGOW, G31 4BH

DUKE STREET/BIGGAR STREET, GLASGOW, G31 4BH

- Two interconnected sites
- Within mixed commercial/industrial area
- Suitable for a variety of uses
- Strategic location with good connections to M8 and M74
- From 1.69 ha (4.17 ac) to 3.38 ha (8.35 ac)
- Offers invited

Location

The sites are located within the Parkhead area in the east end of Glasgow, approximately 3 miles from Glasgow City Centre. The main access to the sites from the City Centre is via the A89 Gallowgate, or Duke Street, both of which comprise main arterial routes which run through the east end. The sites are strategically placed, with connections to the M8 motorway at Junction 14 and the M74 at Junction 1A, both being a short distance away. The nearest railway station is Duke Street (approx. 0.5 miles) whilst there are numerous bus services which pass close to both sites.

The sites are interconnected and are detailed below.

Site 1 has an extensive frontage to the south of Duke Street and is formed in a mixed area which includes retail, industrial, residential and a variety of commercial uses. The site is immediately to the north of the main railway serving the local area and is formed between Fleming Street to the west and Netherfield Street to the east.

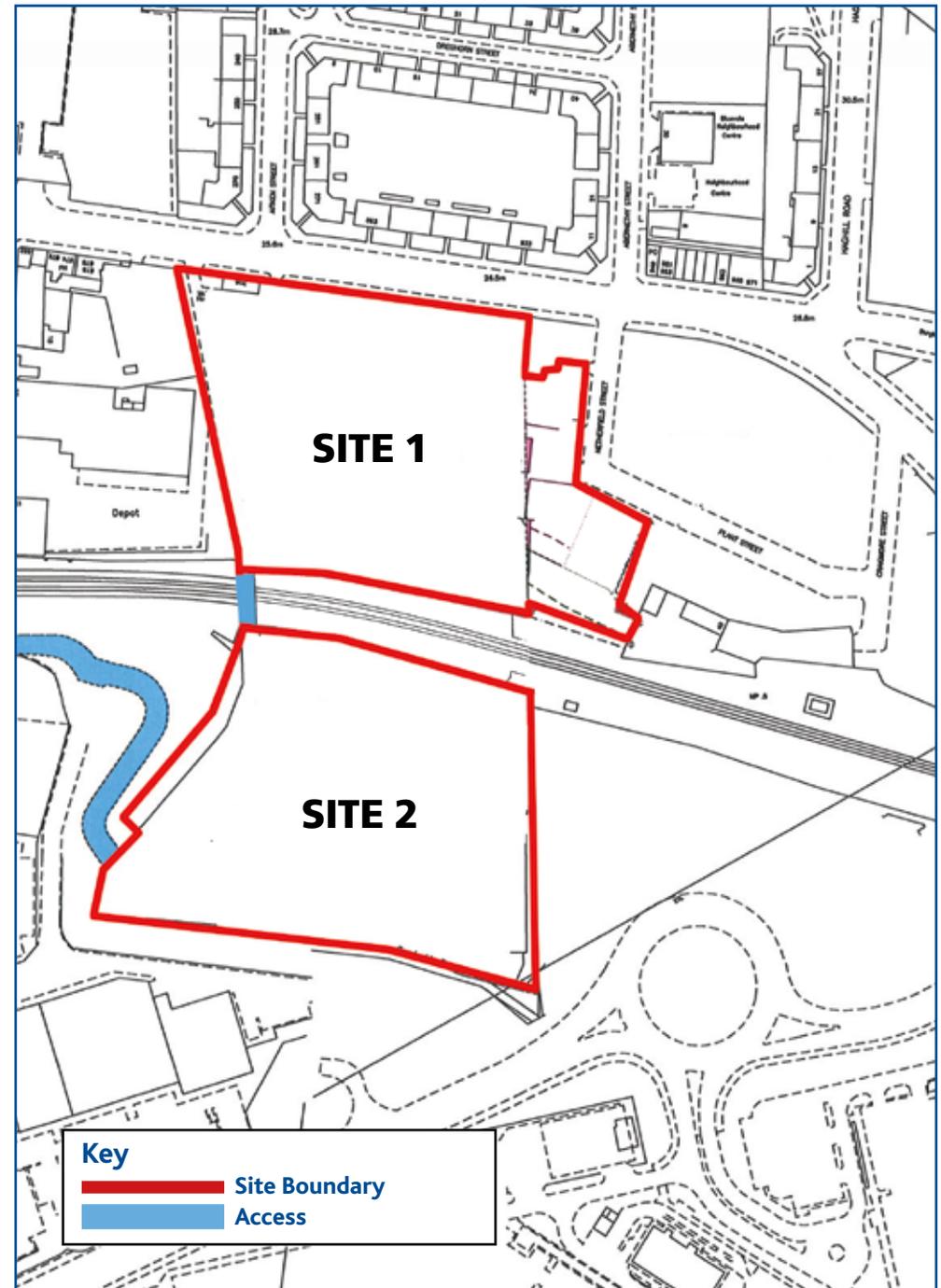
Site 2 is located at the eastern extent of the Forge Retail Park where occupiers include B&Q, Argos, Sports Direct and Next. The site is located immediately to the south of the railway and north of Biggar Street. The site enjoys direct access from the service road which serves the Forge Retail Park, which in turn is accessed from Millerston Street.

Description

The sites are shown outlined in red on the attached plan. They have formerly been in industrial use and have been partially cleared awaiting redevelopment.

The sites have lain vacant over a period of time and some ground clearance may be required depending on the proposed use. A number of foundations and platforms still exist on the site. The sites are partially bound by brick and stone walls and mixed fencing, with the southern boundary of Site 1 and northern boundary of Site 2 being the railway which splits the two sites.

The sites are interconnected via a single carriageway road, allowing a single occupier to utilise one main point of access from Duke Street if required.



Planning

The current statutory Plan is the City Plan 2.

Site 1 is allocated for 'Business and Industry' under Policy DEV3.

The areas designated 'INDUSTRY AND BUSINESS' are the focus for industrial and business activity in the City. They will be retained primarily for uses that fall within Use Classes 4 'Business', 5 'General Industrial' and 6 'Storage or Distribution' of the Town and Country Planning (Use Classes) (Scotland) Order 1997. The Council will support proposals that modernise the industrial or business floorspace or enhance the physical environment and infrastructure within these areas. Proposals for uses outwith Classes 4, 5 and 6 will be considered against the criteria identified in policy IB 5: Non Industrial or Non-Business Uses in Industrial and Business Areas.

Site 2 is allocated for 'Other retail and commercial' uses under policy DEV7.

The areas designated 'OTHER RETAIL AND COMMERCIAL' provide commercial services to the general public at out-of-centre and edge-of-centre locations, i.e. outwith the defined areas of Town Centres and other traditional shopping centres. These are substantial areas that may be considered suitable for a variety of uses falling within Class 1 (Shops), Class 2 (Financial, Professional and Other Services), Class 3 (Food and Drink), Class 4 (Business), Class 11 (Assembly and Leisure) and related sui generis uses, subject to other policies of the Plan.

All planning enquiries should be made through Glasgow City Council Development and Regeneration Services.

An application to redevelop the southern site to accommodate 30 show people's caravans was approved in 2010 (application reference: 10/00785/DC) although this has now lapsed. Full details including plans are available via the selling agent.

Alternative Uses

The sites would lend themselves to a mix of alternative uses, subject to planning. Full enquiries should be made via the selling agent.

Areas

From sizes scaled from plans, we calculate the site areas to be as follows:

Site 1:	1.69 ha (4.17 ac)
Site 2:	1.69 ha (4.17 ac)
TOTAL:	3.38 ha (8.35 ac)

Rating

We understand that there is currently no rating assessment in respect of either site.

Price

Offers are invited. Our client is prepared to consider offers in respect of either site individually or alternatively their entire landholding, as detailed above.

VAT

We understand that VAT is payable on the purchase price.

Legal Costs

Each party to bear their own legal costs.

Land and Buildings Transaction Tax

Prospective purchasers will be responsible for the payment of any Land and Buildings Transaction Tax.

Date of Entry

Immediate entry is available.

Further information

Technical information on the sites is available via the selling agent upon request.

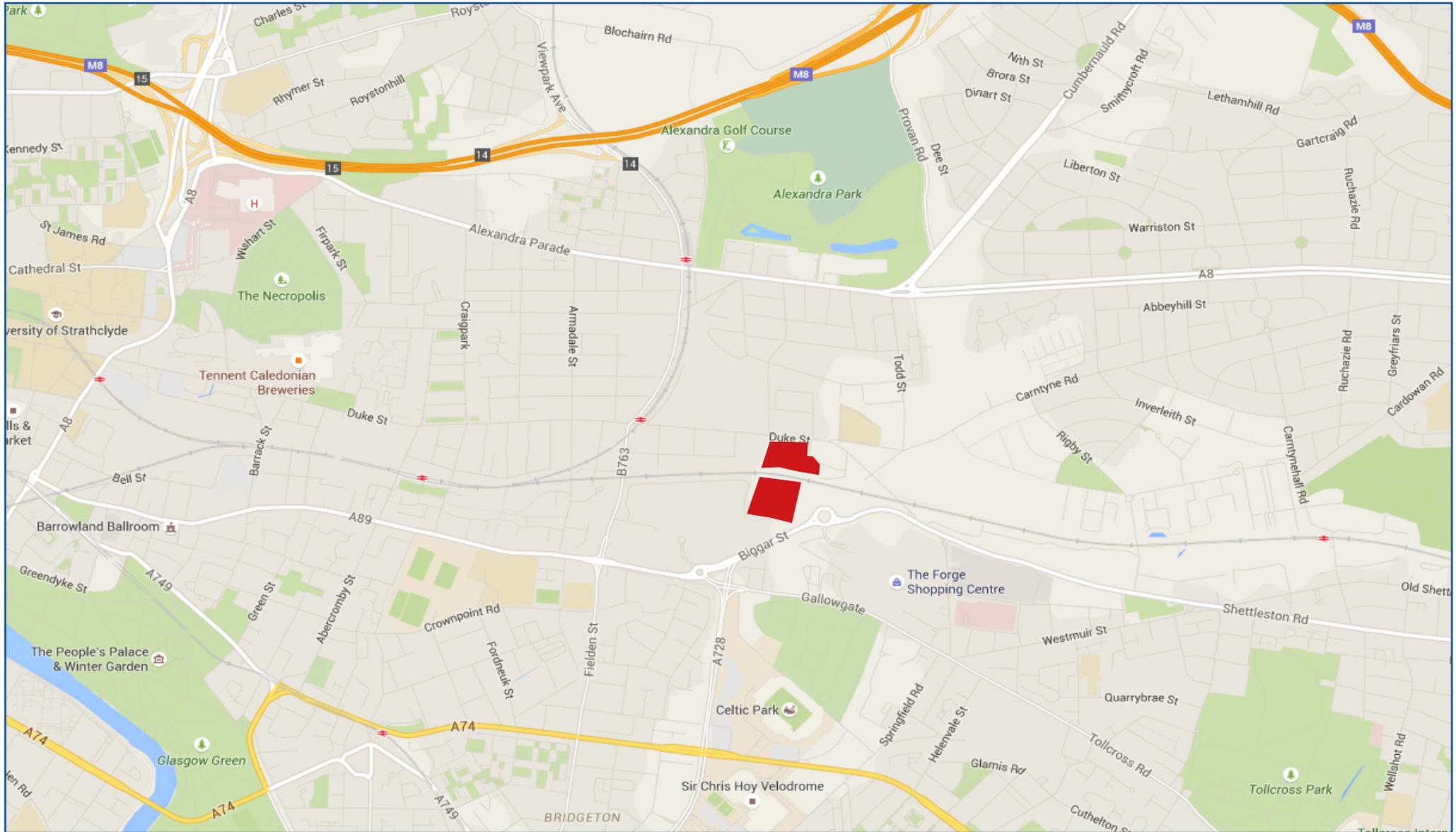
Viewing

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