

**FOR SALE/TO LET**

**ROADSIDE OPPORTUNITY**



**Former Kessington Service Station,  
Milngavie Road, Glasgow, G61 2DW**

- Prominent site in affluent suburb
- Excellent frontage on busy main road
- Development/refurbishment opportunity
- Suitable for commercial use
- 0.10 ha (0.25 ac)
- Offers invited

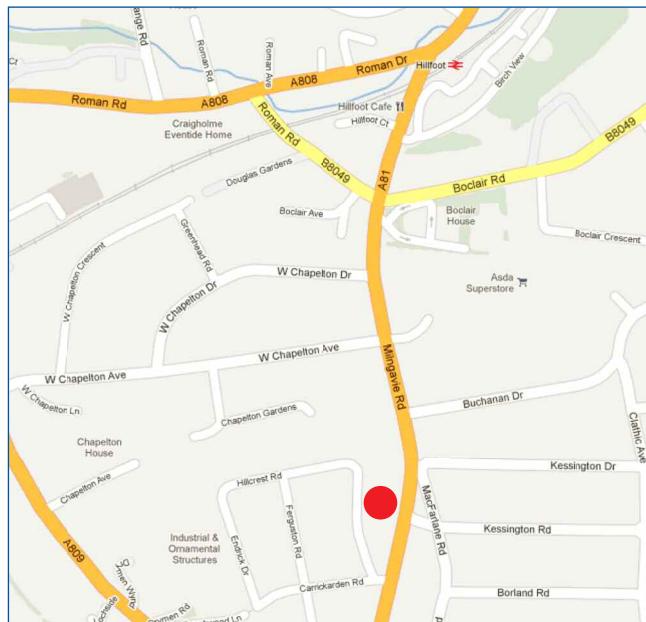
## Location

The site occupies a prominent position to the west of Milngavie Road (A81) opposite Kessington Road and within the Kessington area of Bearsden, which comprises an affluent suburb of Glasgow, approximately 5 miles north west of Glasgow City Centre.

The A81 forms the main road between Milngavie and Glasgow City Centre, and benefits from a direct link with the M8 at Junction 17, just to the north of the City Centre.

The area has excellent public transport links with regular bus services passing along Milngavie Road and Drymen Road whilst Bearsden railway station is only a short walk away.

Surrounding properties in the area generally comprise good quality residential properties, whilst immediately to the north is a parade of shops serving the local area and passing traffic.



## Description

The property comprises a former petrol filling station which has been decommissioned by the original occupier. The site will be remediated to a 'clean' standard to permit commercial development on the site with all guarantees available for inspection when complete.

The site is roughly rectangular in shape and benefits from a canopy and large kiosk building which if possible will be retained for an end user if required.

## Planning

The property falls within an area under the administration of East Dunbartonshire Council with the relevant planning document being the East Dunbartonshire Local Plan 2, adopted on 31 October 2011. The site is within an area covered by policy R2, 'Village and Local Shopping Centre'.

Retail development of an appropriate scale will be encouraged and supported by the Council within such areas. The Council will also seek to preserve the availability of retail units in villages and neighbourhood shopping centres and resist the loss of more than 50% Class 1 retail in these areas.



## Rating

The subjects will require re-assessed upon confirmation of the proposed use or upon completion of the proposed development.

## Proposal

Our client will consider leasing or selling the site. In the case of a lease, the rent will be dependent upon the proposed use, lease terms etc. Further details are available via the sole agent.

In the case of a sale, our client is seeking offers in respect of the remediated site.

## VAT

VAT is payable on the purchase price.

## Legal Costs

Each party to be responsible for their own costs, with the ingoing tenant or purchaser responsible for any Registration Dues and Stamp Duty Land Tax.

## Date of Entry

The date of entry will be dependent upon the timescales for the remediation of the site. We are currently liaising closely with the owners and their agents to clarify the likely date when the site will be handed over to our client. Further information is available via the sole letting/selling agent.

## Viewing and further information

Strictly via the sole agent:

Thomson Property Consultants  
The Alhambra Suite  
82 Mitchell Street  
Glasgow  
G1 3NA

Tel: 0141 530 5321  
Fax: 07006 037140

Contact: Eric Thomson  
Email: eric@thomsonproperty.co.uk  
Mob: 07973 942489

### IMPORTANT NOTICE

Thomson Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) While these particulars have been carefully prepared their accuracy is not warranted. Details may change after these particulars have been prepared due to circumstances outside our control.
- (ii) All dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Thomson Property Consultants has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of an exchange of correspondence with our clients' solicitors.
- (vi) Photographs & drawings for illustration purposes only.

Ref: TPC/77 Date of Publication: 15/8/12