



Planning Permission granted for commercial development extending to 6,412 sqft
Building Warrant Granted for the Development
Prominent roadside location - Site extends to 1.32 acres
Ideal opportunity for developer / owner occupier
Price: Offers Invited

Location

The site is located on the north side of Barnbeth Road at its junction with Lyoncross Road, in the southside of Glasgow. The immediate area has seen extensive regeneration in recent years with substantial housing developments at the westernmost side of the site.

The area is characterised by dense residential dwellings with a limited offering of commercial options nearby.

Accommodation

The site extends to approx. 1.32 acres with planning permission secured for a 6,412 sqft modern commercial development comprising 4 single storey units set within an enclosed parade with private parking accommodating 27 cars.

Price

Offers invited.

Planning

Planning Permission has been granted (Ref: 24/02502/FUL) for the erection of four equal sized commercial premises of c1,600 sqft each, consisting of three retail units (Class 1A) and café (Class 3) with hot food takeaway (Sui Generis) including installation of extract flue, with car parking (including EV charging points) and associated works.

Alternative uses maybe suitable subject to securing the necessary consents.

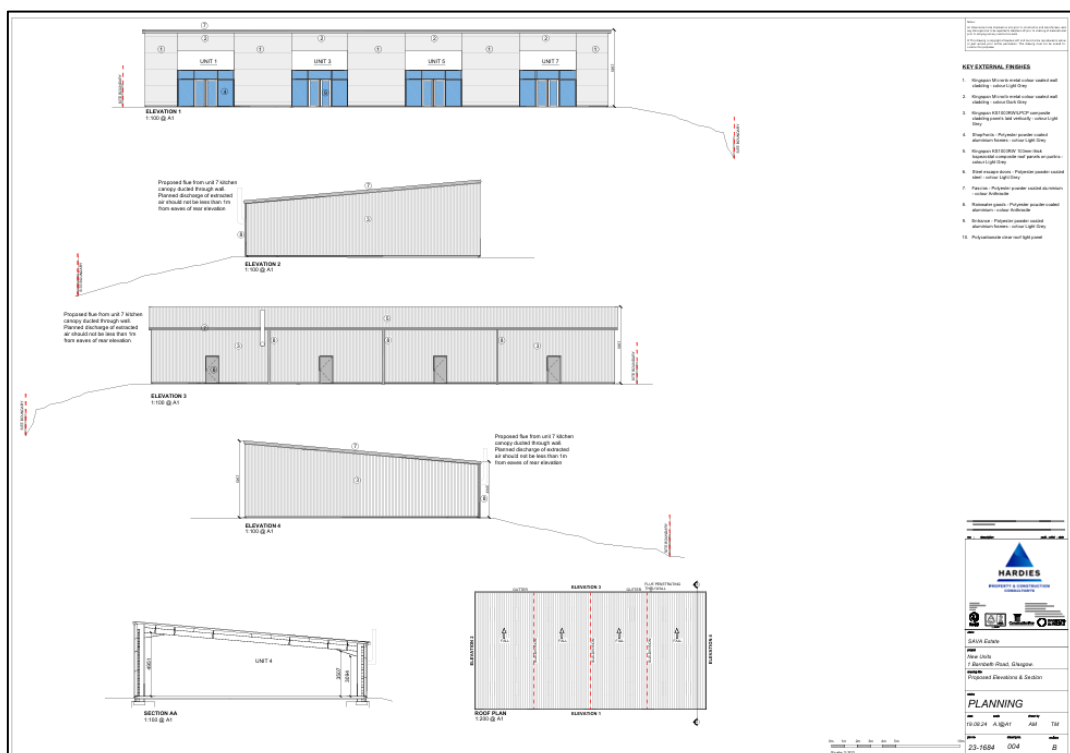
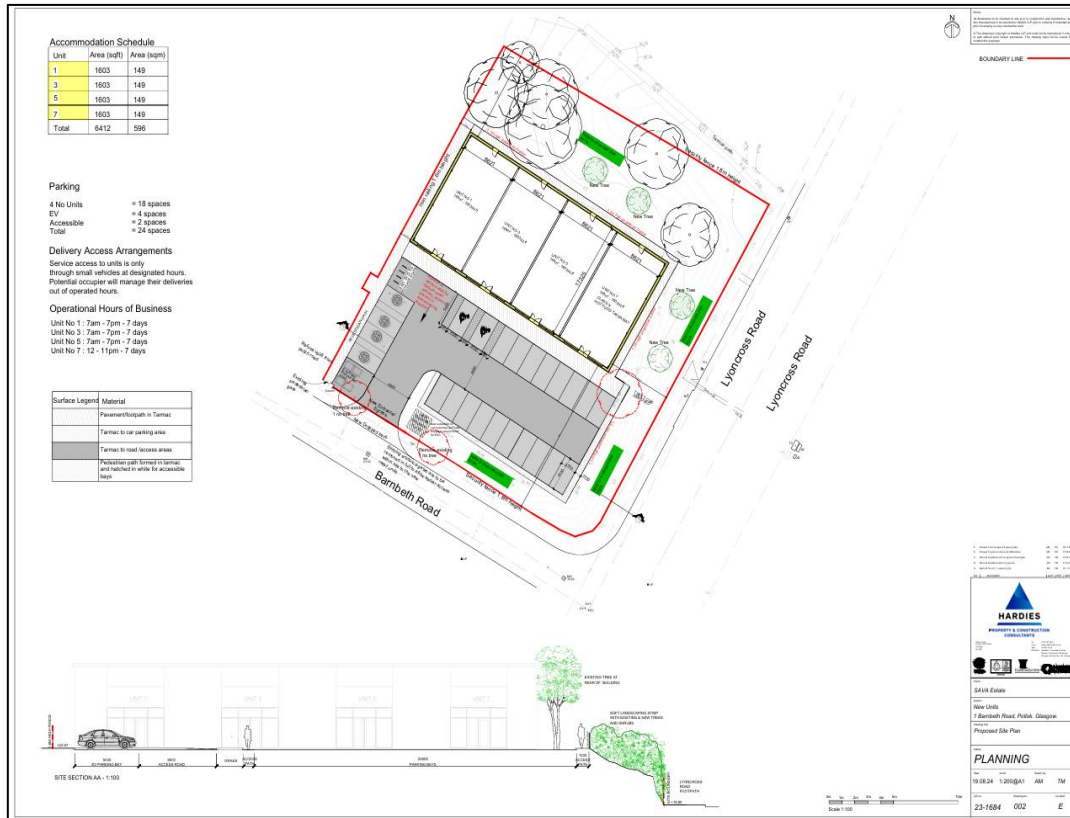
Building Warrant has been granted for the development – Ref: 24.02374.BW

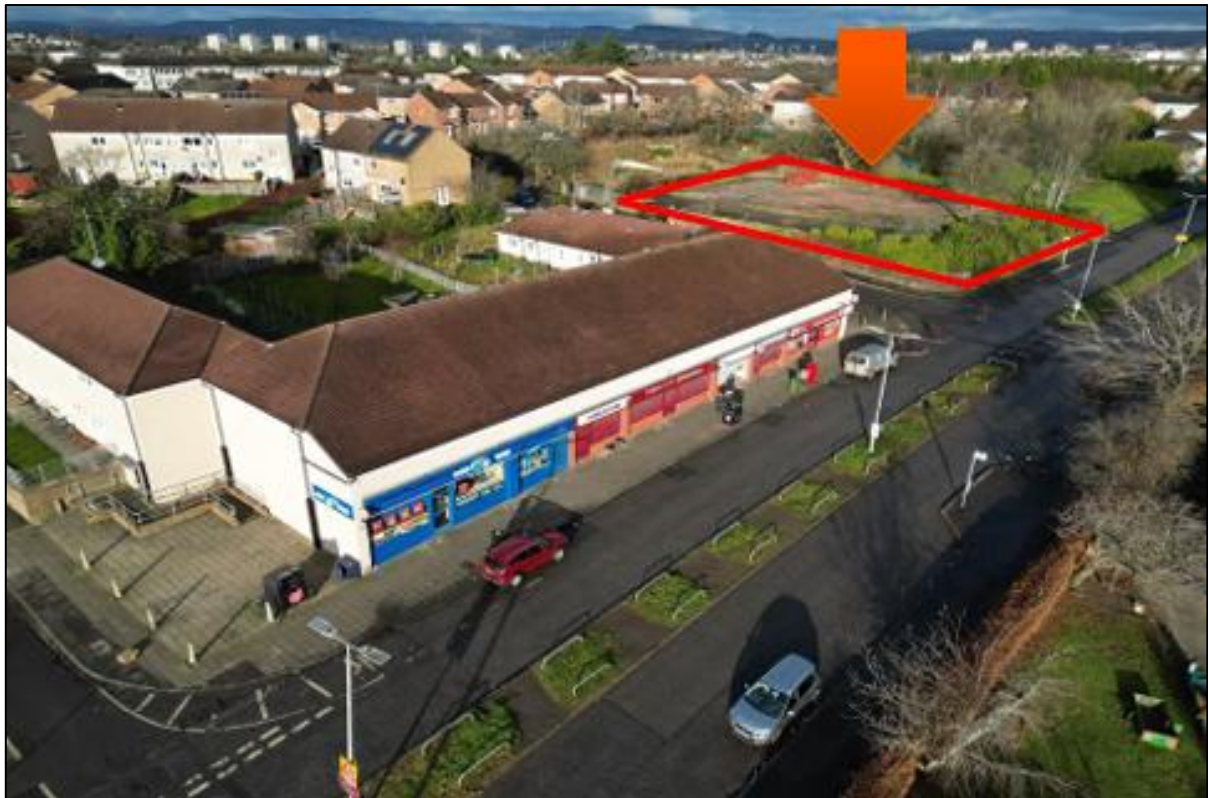
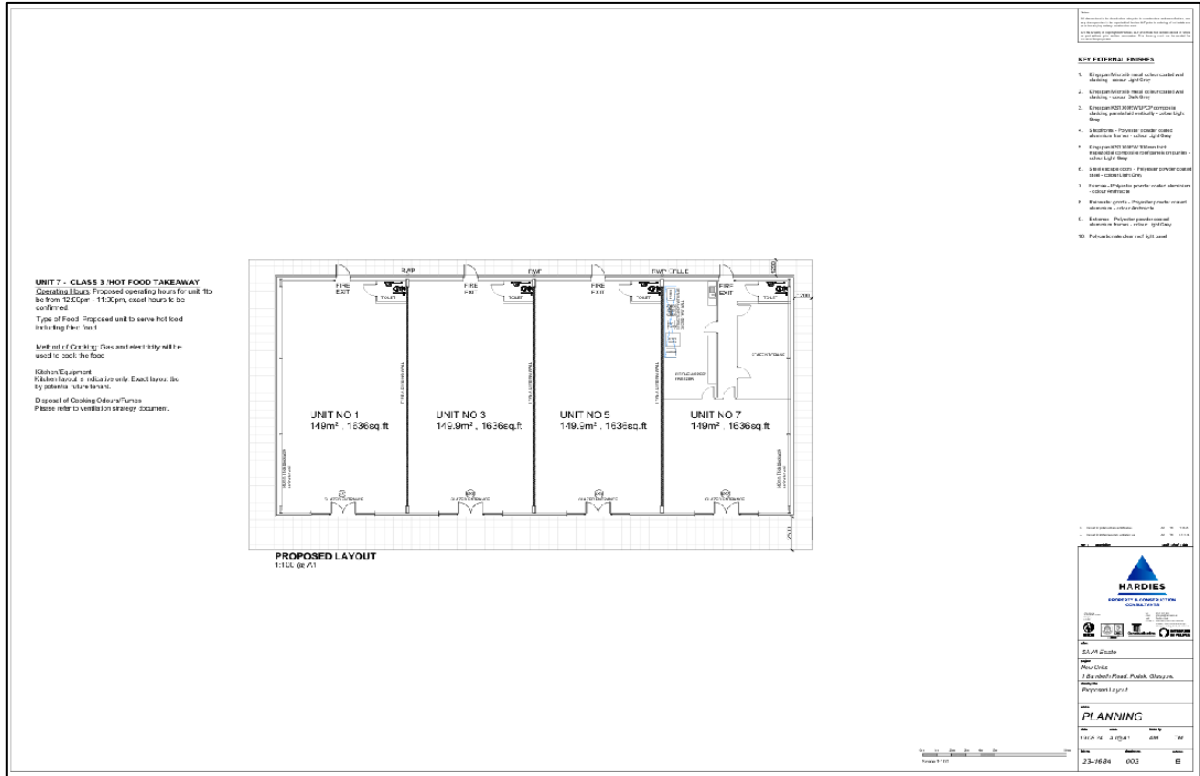
VAT

Figures quoted are exclusive of VAT.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.







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Prime Development Opportunity

Barnbeth Road

Glasgow G53 5YR





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Anti Money Laundering and Proceeds of Crime regulations require agents acting for both parties to all transactions to undertake due diligence on both the purchaser(s) and vendor(s) / landlord(s) and tenant(s). We must identify and verify all relevant parties, who are required to disclose all relevant information prior to the conclusion of the transaction.

Viewing strictly by appointment with -

BRITTON PROPERTY

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