

*Images are indicative only

NorthBridge'

by



TO LET/FOR SALE 0.42 ACRES (0.16 HECTARES) COMMERCIAL DEVELOPMENT SITE

NORTHBRIDGE, COMMERCIAL DEVELOPMENT PLOT

CONTACT: Adam Honeyman MA (Hons) MRICS, a.honeyman@shepherd.co.uk, 0141 331 2807. www.shepherd.co.uk
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- 0.42 ACRES COMMERCIAL DEVELOPMENT
- SUITABLE FOR A NUMBER OF COMMERCIAL USES
- LOCATED WITHIN THE LARGEST RE-GENERATION SCHEME IN SCOTLAND
- EXCELLENT FRONTAGE ONTO SPRINGBURN WAY
- FANTASTIC OPPORTUNITY TO ACQUIRE FIRST COMMERCIAL OFFERING WITHIN FANTASTIC DEVELOPMENT
- TO LET/MAY SELL (OFFERS INVITED)

LOCATION

The subjects are situated within the landmark Northbridge Residential development by Keepmoat Homes, part of the fantastic wider regeneration area of Sighthill, located approximately 1 mile north of Glasgow City Centre.

This substantial modern development comprises over 825 new homes (a mixture of private homes and mid market rentals); a state of the art community school campus; a new "green" footbridge across the M8 motorway connecting the city centre to the development; local retail amenities and substantial parkland and green spaces and represents one of the largest schemes of its kind in the UK.

More specifically, the subjects comprise a commercial site located alongside the A803 (Springburn Road) which serves as one of the main arterial routes connecting the North of Glasgow to the City centre. Springburn Road also provides direct access to Junction 15 of the M8 Motorway network, which is located a short distance to the south from the subject property.

The site is located at the termination of what is to be the "Civic Spine" within the larger development, a pedestrianised area located to the east of the main residential catchment along Pinkston Drive. The area of the site is highlighted in red within the attached artist impression.



DESCRIPTION

The subjects comprise a fairly regular shaped site which has been designated for commercial development, within a larger development scheme. Planning permission has been granted for the formation of a 4,000 sq ft commercial unit with carparking. The subjects will comprise a purpose built unit, in keeping with the rest of the development, and as such we envisage that this will meet a number of occupier requirements such as café, restaurant, public house, nursery etc.

We understand that the site area extends to around 0.42 acres or thereby.

For further information or viewing arrangements please contact the sole agents:

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PLANNING

Further information can be found at www.publicaccess.glasgow.gov.uk quoting reference 16/02188/DC

Prospective tenants/purchasers should satisfy themselves in relation to planning.

TECHNICAL INFORMATION

Technical information including site investigation and environmental reports are available, which will be provided upon request.

USES

The subjects shall be suitable for a variety of uses subject to meeting the necessary planning consents.

LEASE TERMS/SALE PRICE

The subjects are offered on the basis of a new full repairing and insuring lease for a negotiable term. Full details on quoting rental can be provided to seriously interested parties upon request.

Alternatively, our clients may consider a sale of the site, offers are invited for our client's heritable interest in the subjects.

VAT

Unless otherwise stated, all prices, premiums etc. are quoted exclusive of VAT.

LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to the transaction.



ANTI MONEY LAUNDERING REGULATIONS

The money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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