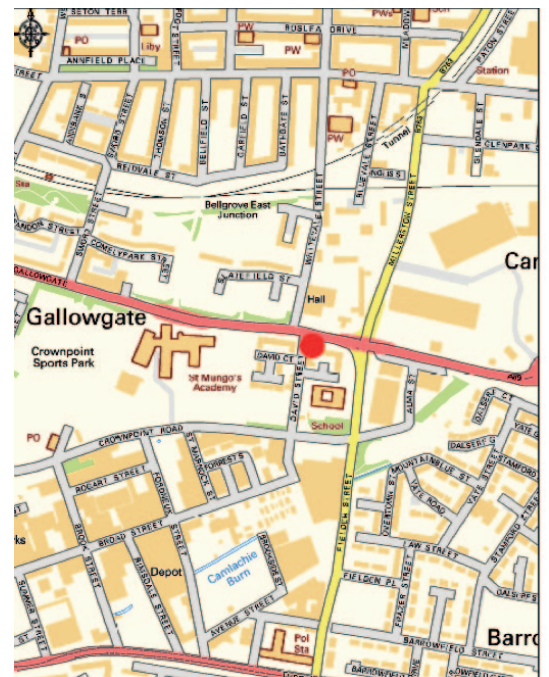


758 Gallowgate, Glasgow, G40 2PW

- Prominent Roadside Location
- Suitable for a variety of uses (Class 2 Planning in place)
- Site Area Of Approximatley 0.054 Hectares (0.134 Acres)



LOCATION

The prominent development site is located in Parkhead, approximately 1 mile to the southeast of Glasgow City Centre on Gallowgate, which is an arterial route into the City Centre. The site sits on the south side of the Gallowgate (A89) between the junctions with Fielding Street (East) And David Street (West). The Motorway network can be accessed via the M8 and M80 at junction 13 to the north.

DESCRIPTION

The subjects are comprised of a largely level and cleared site of regular shape and occupying a corner position. Adjacent to the site, sits a single-story, steel framed retail unit trading as 'The Blue Lagoon', Fish and Chip Takeaway.

PLANNING

We understand the subjects benefit from a historical planning application for the development in accordance with Use Class(es) 2 in terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997.

Full details can be accessed at the Glasgow Planning Website — Planning Ref 10/00786/DC

SITE AREA

We estimate the site area extends to approximately 0.054 Hectares (0.134 Acres). or thereby.



OFFERS

Our clients are seeking offers for the Heritable Interest of the subjects.

Our client would also consider Pre-let opportunities on FRI terms to be agreed, offers invited.

V.A.T

Unless otherwise stated all figures, prices, etc., are quoted exclusive of VAT. The site is Exempt from VAT.

LEGAL COSTS

Each party will bear their own legal costs in respect of any transaction of this site. Should LBTT or registration dues be applicable then the purchaser will be liable for this.

VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs. Graham + Sibbald.

To arrange a viewing contact:



Innes Flockhart

Surveyor

innes.flockhart@g-s.co.uk

0141 567 5351

07 803 896 939



Ryan Farrelly

Surveyor

ryan.farrelly@g-s.co.uk

0141 332 1194

07900 390078

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: November 2018