



## 176 Fulton Street, GLASGOW, G13 1ER

The subject site is of fairly regular shape (outlined red in the attached plan) and is currently comprised of The Signal public house and car parking.

- Attractive development opportunity.
- Suitable for a variety of uses (subject to planning).
- Site area of approximately 0.30 Acres (0.12 Hectares).



## LOCATION

The site is located off Fulton Street which is located approximately four miles Northwest of Glasgow City Centre. The nearby Great Western Road provides an arterial route into the City Centre and leisure and retail destinations within the popular West End. The Clyde tunnel is also a short distance away, allowing easy access to the South of the city.

The surrounding area is a well-established community, that benefits from excellent local amenities, retail provision and good transport infrastructure.

## DESCRIPTION

The subject site is of fairly regular shape (outlined red in the attached plan) and is currently comprised of The Signal public house and car parking. Surrounding land uses are predominantly residential and the site is bound by a mix of house types.

The site extends to an approximate area of 0.30 Acres (0.12 Hectares), and may suit a variety of uses, subject to the appropriate consents. Interested parties are encouraged to make their own enquiries in this regard by contacting Glasgow City Council.

The Signal Bar extends to the following approximate Gross Internal Areas:

Ground Floor:	1, 890 Sq Ft	175.59 Sq M
First Floor:	2,121 Sq Ft	197.05 Sq M

## PLANNING

The site is located within a predominately residential area. The site has no specific land allocation and is identified as 'white land' in the adopted Glasgow City Development Plan (2017).

Planning permission was granted on the 8th August 2008 for the erection of 2 blocks of flats, formation of parking and landscaping works (application reference: 07/02671/DC). This consent has now lapsed.

## SERVICES

We understand the site is connected to utilities and drainage, however it will be the responsibility of the purchaser to ensure that required services are available and adequate for any proposed development.

## V.A.T

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

## EPC

An EPC has been prepared for this property and is available upon request.

## TERMS

Offers for the Heritable Interest are invited.

The site is subject to a telecoms mast Lease, which we understand can be terminated upon giving 6 months' notice. Further details can be provided upon request.

## 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



**Brogan Grier**  
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## IMPORTANT NOTICE

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