



68 Strathclyde Street, Glasgow, G40 4JR

- Located within a well-established business location
- Site is suitable for redevelopment
- The site area is 0.513 Acres (2,076.04 sq.m.)
- Offers are invited for the Heritable Interest



LOCATION:

The subjects are situated within the Dalmarnock area of Glasgow, which is south-east of Glasgow City Centre. The site is on the north side of Strathclyde Street, close to the junction with Dalmarnock Road, approximately 3 miles from the Glasgow city centre. The site benefits from excellent access to the M74 which is located south of the subjects, this provides excellent links to the west and central Scotland.

DESCRIPTION:

The site is currently held on a short term licence for use as commercial storage however has excellent potential for industrial development. The site benefits from being mainly level, comprising concrete hard standing over the majority of its area. A gated entrance provides direct access to Strathclyde Street.

The area benefits from a mix of tenants with the nearby occupiers including: Tesco, Safestore Self Storage, Esso and McDonalds.

SITE AREA:

According to Promap Digital Mapping the site extends to approximately 0.513 Acres (2,076.04 sq.m.)

PLANNING:

The subjects may be best suited to a variety of industrial uses subject to obtaining the appropriate consents. Please note that all planning enquiries should be made directly to Glasgow City Council Planning Department.

RATEABLE VALUE:

The subjects will be required to be reassessed on completion of any industrial development. Please note that all Business Rates enquiries should be made directly to the local Assessors office.

**ASKING TERMS:**

Offers are invited for the Heritable Interest in the subjects.
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.

VIEWING & FURTHER INFORMATION

Strictly by appointment through
Messrs Graham + Sibbald
233 St Vincent Street
Glasgow
G2 5QY

Tel No. 0141 332 1194

To arrange a viewing contact:

Innes Flockhart
Surveyor
innes.flockhart@g-s.co.uk
0141 567 5397



Terry McFarlane
Head of Agency
terry.mcfarlane@g-s.co.uk
0141 567 5397

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