

## Due to Relocation

## Development Opportunity - For Sale

MELLERSTAIN DRIVE  
YOKER, GLASGOW G14 0LG



**Ryden.co.uk**  
0141 204 3838



### Location

Situated in Yoker, approximately 6.4 miles west of Glasgow City Centre, the site occupies a prominent corner position at Kelso Street and Mellerstain Drive close to its junction with Dumbarton Road (A814).

The property is bounded by Mellerstain Drive to the south, Kelso Street to the west, a railway line to the north and Harbury Place to the east.

### Description

The site sits within a predominantly residential area and is currently occupied by a Lidl food store with associated car parking for 100 cars.

The site may be suitable for a variety of uses, subject to planning.

### Size

We understand the site and existing store have the following approximate areas:

Site Area	1.66 acres	0.68 hectares
Food Store	11,270 sqft	1,047 sq m

### Price

Offers invited for the ownership of the site.

### Energy Performance Certificate

To be confirmed.

### Rating

We understand from the Local Assessor's website that the subjects have the following rating assessment:-

Rateable Value	£108,000
UBR (2016/17)	£0.51
Rates Payable	£55,080 (exclusive of water/sewerage)

### Legal Costs

Each party will be responsible for their own legal costs incurred with an incoming purchaser being responsible for any Stamp Duty Land Tax, recording dues and VAT as applicable.

### Value Added Tax

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

### Viewing / Further Information

For further information, please contact the sole selling agents.

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Date of Publication: June 2016

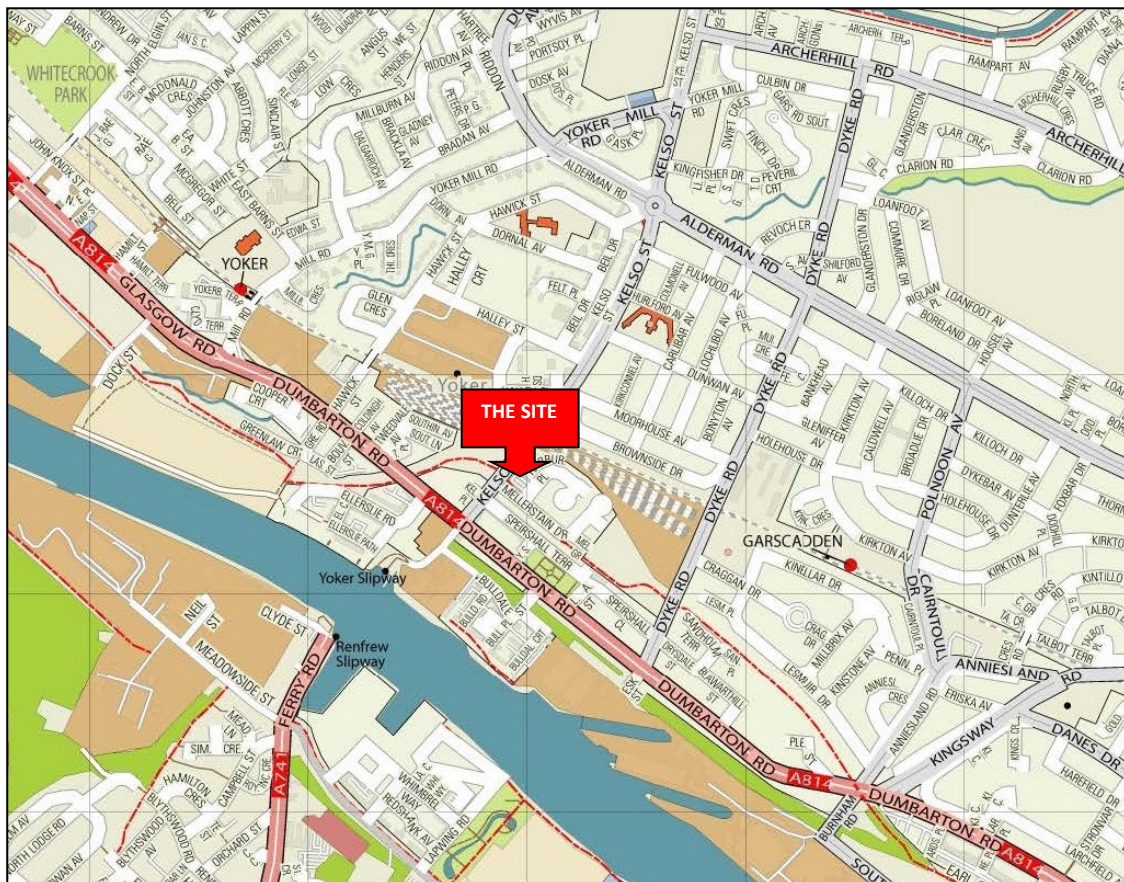
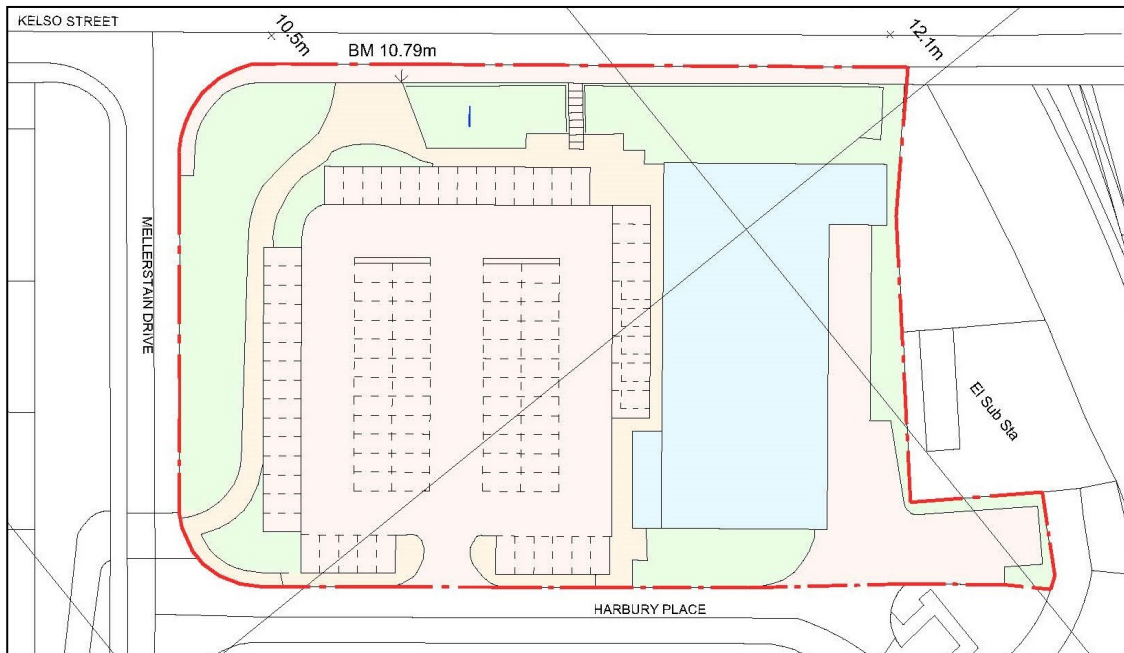


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