

FOR SALE

DEVELOPMENT LAND



+ **Graham
Sibbald**



997 TOLLCROSS ROAD

GLASGOW

- Located in a highly prominent location
- Site is suitable for a variety of development opportunities
- The site area is 0.058 Acres (0.023 Hectares)
- Offers are invited for the Heritable Interest

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LOCATION

The subject site is located on the north side of Tollcross Road, some 3 miles from Glasgow city centre. Tollcross Road links the Parkhead area of Glasgow with Shettleston and runs parallel with the A74.

The area has benefitted from regeneration as a result of Glasgow hosting the Commonwealth Games in 2014. Most notably the local area has benefited from the creation of the Tollcross International Swimming Centre, which is within walking distance from the subjects, as well as the construction of the Sir Chris Hoy Velodrome which is within two miles of the development site.

The area also benefits from excellent transport links with close access to J2A of the M74 which in turn links with the M73, M77, M8 and M80 thus providing excellent access across Scotland.

DESCRIPTION

The subjects comprise a mostly level site that is bound by brick walls to the north and east, a timber fence to the south and a combination of brick and palisade fencing to the west. The site is currently un-surfaced and as such is suited to numerous redevelopment opportunities.

The area benefits from a mix of tenants with the nearby occupiers including: Co-operative, Greggs and William Hill.

SITE AREA

According to Promap Digital Mapping the site extends to approximately 0.058 acres (0.023 hectares).

PLANNING

The subjects may be suitable for a range of alternative uses subject to obtaining the appropriate consents.

Please note that all planning enquiries should be made directly to Glasgow City Council Planning Department.

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 AND FURTHER INFORMATION

Strictly by appointment through Graham and Sibbald:

Contact: Andrew Brass

Tel: 0141 567 5351

E-mail: Andrew.Brass@g-s.co.uk

Contact: Terry McFarlane

Tel: 0141 567 5397

E-mail: Terry.Mcfarlane@g-s.co.uk

IMPORTANT NOTICE

Please read carefully

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