

195
SCOTLAND ST
GLASGOW
G5 8QB

FOR SALE

PRIME MIXED USE DEVELOPMENT SITE





Executive Summary

- FREEHOLD / HERITABLE interest
- 4.18 Hectares (10.33 acres)
- Adjacent to M74 (extension) and M8 motorways
- Less than 1 mile from Glasgow City Centre
- Directly across from Shields Road underground and Park & Ride Facility
- Planning Support for a mixed use redevelopment
- Single Use occupier potential, subject to planning
- Extensive frontages to Scotland Street, Shields Road and the Glasgow to Paisley railway line.

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The Opportunity

The site comprises the former Howden Engineering Complex. Extending to around 4.18 hectares (10.33 acres), and strategically positioned at the meeting point of Scotland's 2 main motorways, it is arguably the most compelling development opportunity in Glasgow. The site's prominence may further be enhanced upon acquiring the 0.11 hectare (0.27 acre) corner site at 373 Scotland Street.

Location

The site is located in the Tradeston area of Glasgow, just to the south of the City Centre. It has frontages to Scotland Street (wrapping around the Scotland Street School Museum) and Shields Road. It is close to the M8 motorway at the point it connects with the M74 extension, and is opposite Shields Road Underground station.

Access to the site is excellent owing to its strategic position, particularly now that the M74 extension connects with the M8 at this point. Access can be readily obtained in both directions to the M8 motorway, and the junction immediately adjacent marks the beginning of the M74 motorway heading south to England.

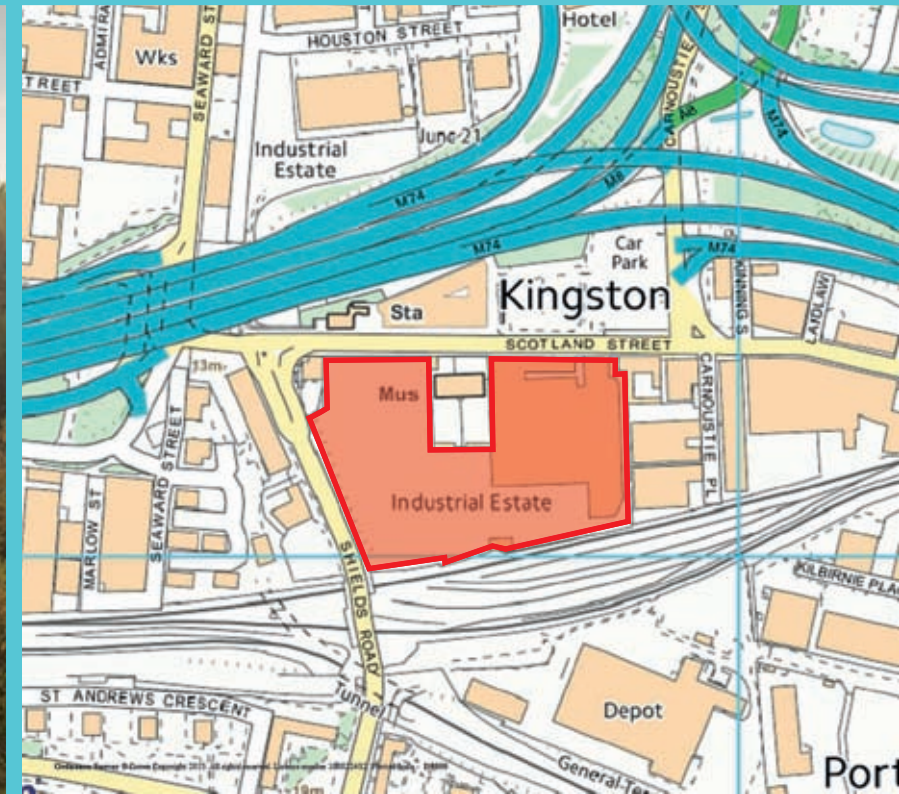




The Site

We calculate a site area of 4.18 hectares (10.33 acres). The site is level, roughly rectangular in shape wrapping around the Scotland Street School Museum. Industrial buildings cover approximately 37% of the site, the remainder is cleared predominantly hard standing surface.

There are a number of access points along the Scotland Street frontage. We envisage that any redevelopment might feature 2 key entrance / egress points along Scotland Street. Access may also be possible off Shields Road, by introducing a ramp leading down to the site.



Town Planning & Historic Scotland

City of Glasgow Council "City Plan 2" designates the site for "industry and business" which favours uses 4, 5 & 6 of the Town & Country Planning (Use Classes) (Scotland) Order 1997. The emerging Glasgow Local Development Plan is set to be adopted late in 2016. The general uses applicable for this site may not alter materially, but we understand that Scotland Street, along with Milnpark Street may be classified as "amber" retaining an important employment function but with scope for use change. We understand that the Planners might be receptive to the idea of other complimentary uses, and if market failure could be demonstrated, a residential element if it unlocked/pump-primed a common vision/master plan for the site as a whole, including the safeguarding and incorporation of the existing heritage assets.

Interested parties should make their own enquiries to the Department of Development & Regeneration Services on 0141 287 8555 or via the Council website www.glasgow.gov.uk or by contacting :-

Blair Greenock, Principal Planner - Blair.greenock@glasgow.gov.uk

Alan Scott 0141 287 6058 - Alan.scott2@glasgow.gov.uk

Elements of the property are Grade B listed, in particular the elevations along Scotland Street. Further information on Category Listings can be obtained from the Historic Scotland on 0131 668 8600 or by visiting www.historic-scotland.gov.uk. However, on 1st October 2015 Historic Scotland merged with RCAHMS to form Historic Environment Scotland. It is our understanding that the new body may indicate their position to the City Council on Listed building issues, but will no longer be able to require a planning decision be referred to the Scottish Ministers. Further information may be found in the circular www.historic-scotland.gov.uk/historic-environment-circular-1.pdf





Tenure

The property is held on Freehold / Heritable tenure.

Tenancy

The advertising hoardings fronting Scotland St, opposite Shields Rd underground station, are let to Forrest Media Ltd. It is understood that the arrangement continues year to year and that the monthly income reflects £13,500 per annum, excluding VAT.

Asking Terms

Offers are invited for our client's Freehold / Heritable interest. Consideration will be given to offers free from onerous conditions and swift transaction periods. Our clients will not be obliged to accept the highest or indeed any offer.

VAT

The site is opted for VAT, and so it should be assumed that VAT will be payable on the purchase price.

Note:

We hold a number of surveys and reports for the site. As they are now somewhat historic we can provide these for information only; prospective purchasers should expect to satisfy themselves on all survey matters.

Viewing and Further Information

For viewing and further information please contact:-

Graham Sanders

Sanders Cartwright

2nd Floor 95 West Regent Street
GLASGOW G2 2BA



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Misrepresentations Act

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These particulars have been prepared as at October 2015.