

# FOR SALE

## NEIGHBOURHOOD RETAIL SITE

# Ryden

- IDEALLY SITUATED WITHIN NEW HOUSING AREA
- CAPABLE OF TAKING A DEVELOPMENT WITH MULTIPLE OCCUPIERS
- EASY ACCESS TO THE M73 MOTORWAY LEADING ONTO M74, M8 AND M80 MOTORWAYS



**SKIPNESS ROAD, LOCHSIDE**  
**GARTCOSH**  
**GLASGOW G69 8BA**

**1.2**

ACRES

**0.5**

HECTARES

### GET IN TOUCH

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Viewing is strictly by arrangement with the sole letting agent

**GLASGOW**  
130 St Vincent Street  
G2 5HF  
0141 204 3838



**ryden.co.uk**



## SKIPNESS ROAD, LOCHSIDE GARTCOSH, GLASGOW G69 8BA NEIGHBOURHOOD RETAIL SITE

### LOCATION

The village of Gartcosh is located around 8 miles north-east of Glasgow City Centre and 4.5 miles north-west of Coatbridge. Gartcosh has a population in excess of 2,500 with further residential expansion planned for an additional 1,200 homes immediately adjacent to the site.

The village has excellent access onto the M73 motorway with the M8, M74 and M80 within a few minutes drive making it an excellent base for commuters across Central Scotland.

Gartcosh is primarily a residential area with new housing developments by Redrow Homes, Persimmon Homes and Avant Homes haven taken place around the old village with further development proposed including community facilities.

The Scottish Crime Campus, a leading research facility combining Government Agencies and The University of Strathclyde is within a purpose built, award winning office facility based to the east of the community.

The subject site is suitable for support retail use and is situated to the north side of Skipness Road, accessed from the A725, and immediately to the south of Johnston Loch.

### DESCRIPTION

The site benefits from roadside frontage onto Skipness Road within a new housing development of 247 homes recently completed by Persimmon Homes and Avant Homes. The next phase of 289 homes is proposed on a site immediately to the west with community facilities and a further 1,000 homes proposed in future phases.

### SITE AREA

The site extends to 1.2 acres (0.5 hectares).

### PRICE

Offers are invited for the purchase of the ownership.

### LEGAL COSTS

In the normal manner, each party will be responsible for their own costs incurred with the purchaser being responsible for Land & Buildings Transaction Tax.

### VAT

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

### ANTI MOUNEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

### FURTHER INFORMATION

Further information is available through the sole selling agents, Ryden LLP.



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