

**CLOSING DATE SET: WEDNESDAY 14<sup>th</sup> JUNE 2023 – 12 NOON**

**STRICTLY PRIVATE AND CONFIDENTIAL STAFF UNAWARE**

**VIDEO  
TOUR**



## Prime Development Opportunity

- > PRIME SOUTHBANK LOCATION
- > SITUATED ADJACENT TO BUCHANAN WHARF CAMPUS
- > RARE OPPORTUNITY TO ACQUIRE FULL 'ISLAND' SITE
- > SUITABLE FOR A VARIETY OF USES (SUBJECT TO PLANNING)
- > OVERALL SITE EXTENDS TO APPROXIMATELY 1.78 ACRES
- > OFFERS INVITED

**FOR SALE**

**101 CENTRE STREET, GLASGOW, G5 8BU**

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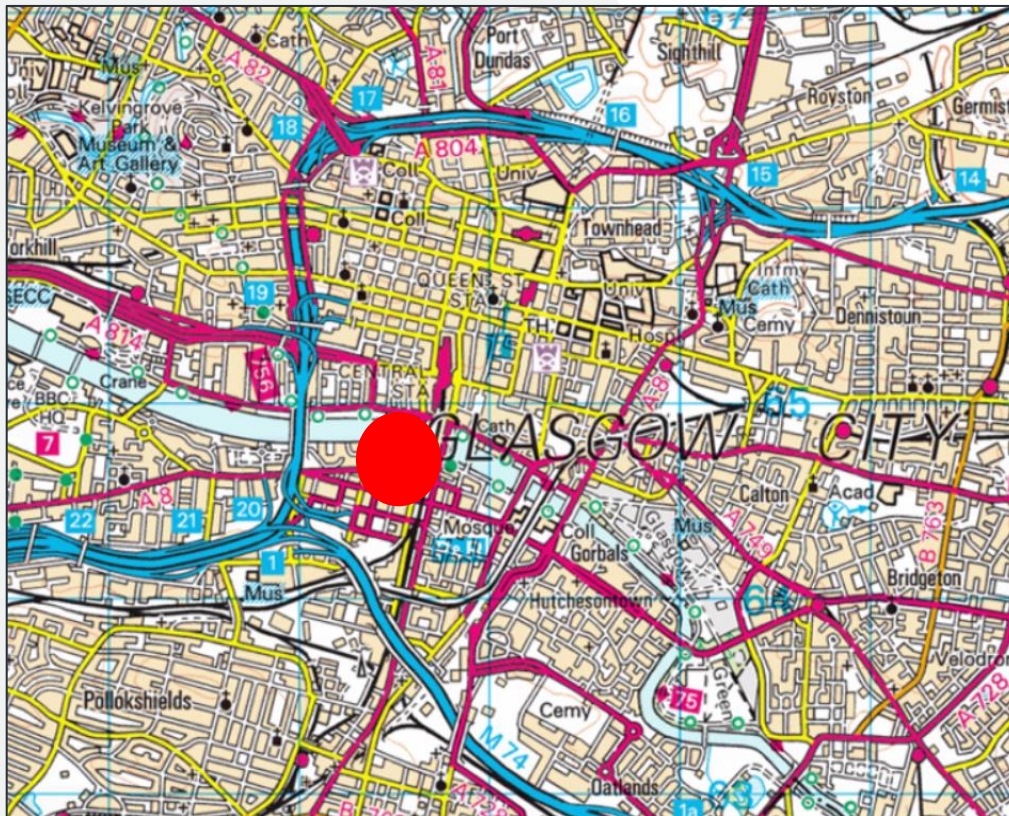




## LOCATION

Glasgow is Scotland's largest city and is the West of Scotland's administrative centre. The estimated population for Glasgow City in 2019 is 633,120 (National Records of Scotland) and is the highest out of all 32 council areas in Scotland. The Glasgow City Region has a population of circa 1.8m. The M8, M74, M73 and M80 motorway network puts Glasgow at the hub of Scotland's road network providing links to Edinburgh, Ayrshire, the "South" and the "North". Following recent upgrades/extensions to the M80 and M74, work has also finished on the M8/M74 to the east of the city which will boost Scotland's economy by improving connections between the commercial centre's of Glasgow and Edinburgh and beyond.

The subjects occupy an entire 'island' site within the Tradeston area of Glasgow on the southside of the River Clyde and approximately 1 mile from the City Centre. The prominent site is bound by Kingston Street to the north, Nelson Street to the south, Commerce Street to the east and is accessed directly from Centre Street to the west. The location offers good transport connections with the M8/M74/M77 motorways readily accessible. Bridge Street Subway Station is also located a short walk away offering access to Glasgow's underground network while Glasgow Central Station is also located nearby.



### Bridge Street Underground Station

- 4 minute walk

### Glasgow Queen Street Station

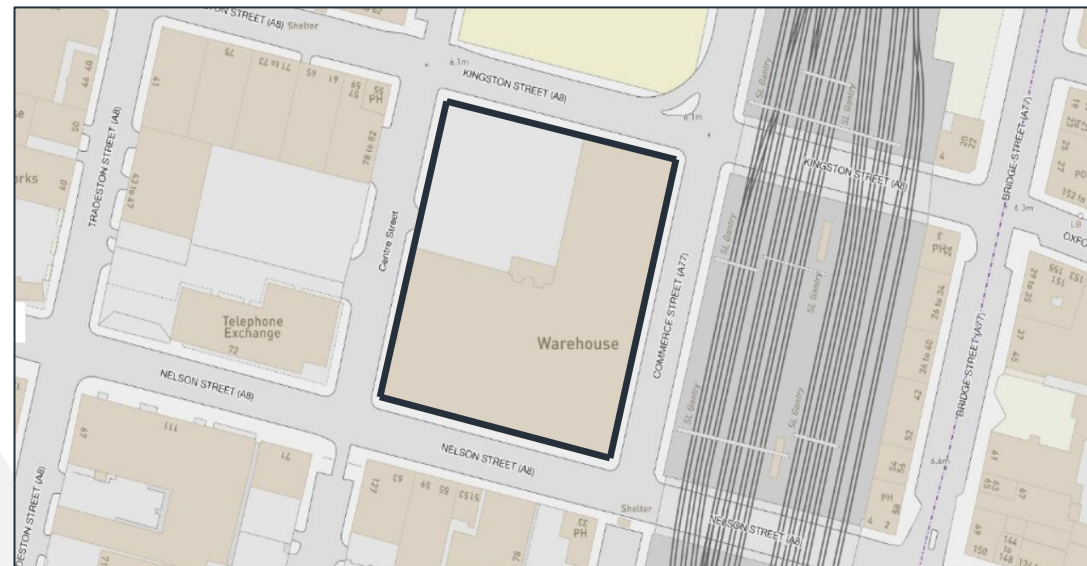
- 20 minute walk

### Glasgow Central Station

- 10 minute walk

### Buchanan Bus Station

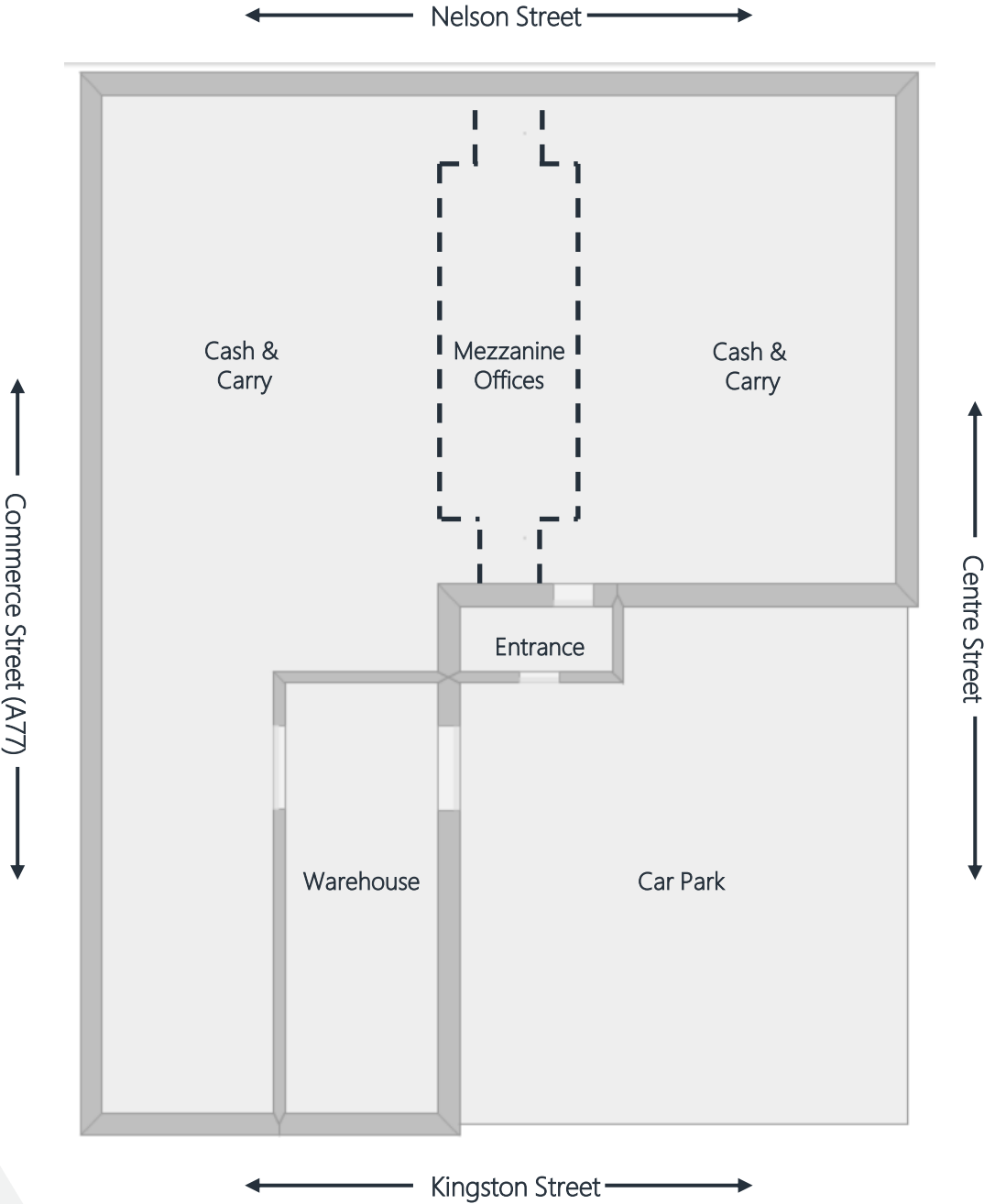
- 25 minute walk





### DESCRIPTION

The subjects under report comprise a substantial detached multi-bay warehouse unit currently utilised as a Cash & Carry. The original building is estimated to date back to the 1970/80's with a newer section of warehouse added around 20 years ago. The building is of modern steel portal frame construction with a multi-pitched roof. External elevations comprise a facing brick finish with parapet wall head. Internally, the accommodation is predominantly arranged over the ground floor with the exception of a concrete frame mezzanine which runs the length of the central bay.





### SITE

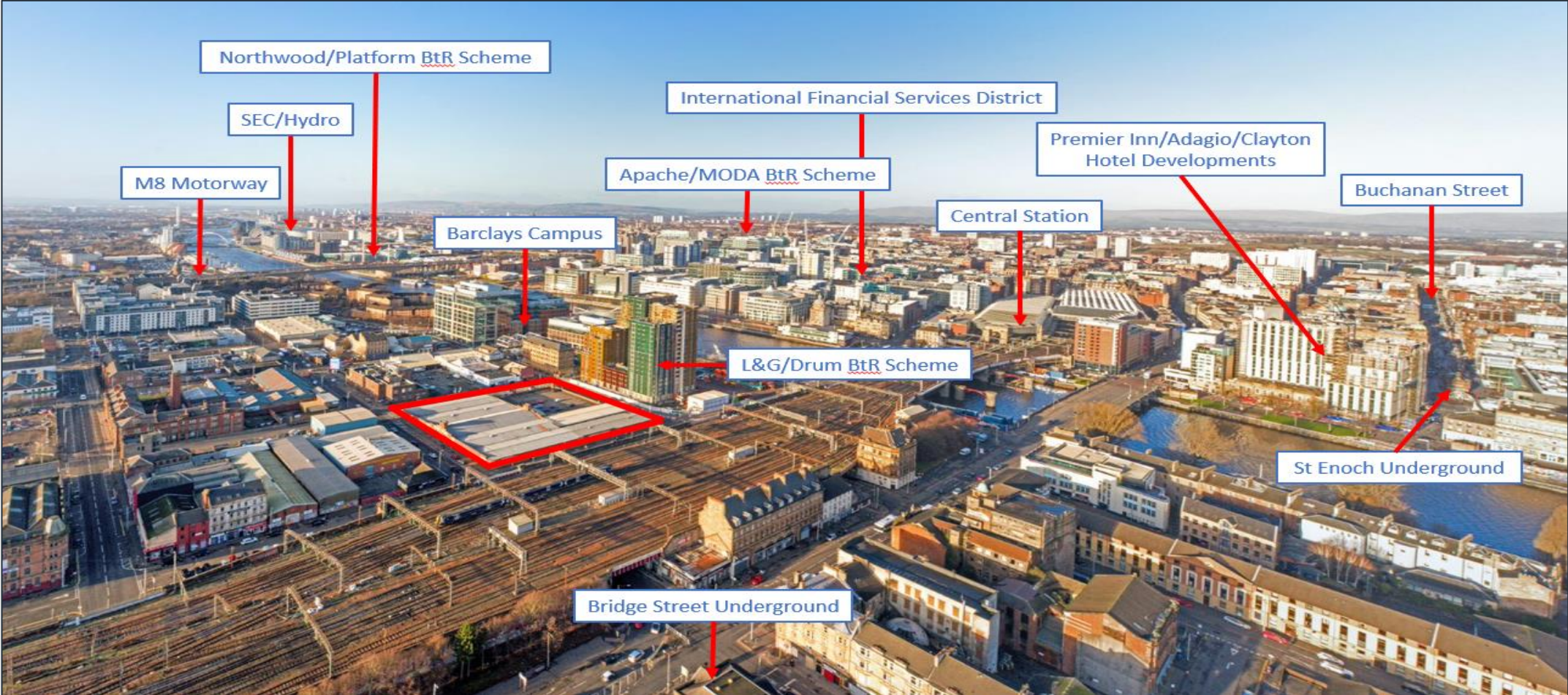
The site upon which the building sits occupies the entire block and extends to approximately 1.78 Acres (0.72 Hectares) while the building is formed in an L shape and has a site coverage ratio of 71%.

The remaining corner of the site (northwest) provides a private tarmac surfaced car park for approximately 80 vehicles.

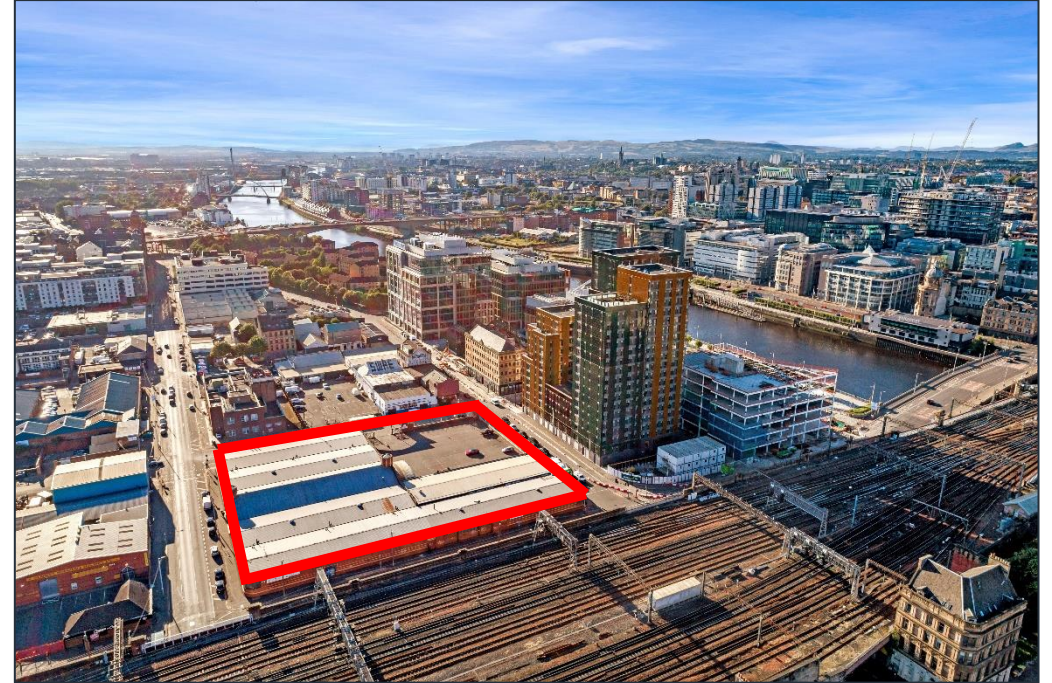
### PLANNING

The subjects are covered by the Clydeplan Strategic Development Plan (SDP) which was approved in July 2017. In addition, the subjects sit within the Glasgow City Local Development Plan which was adopted on 29th March 2017. Within the adopted City Local Development Plan, the subjects are not zoned with a specific Development Policy Principle.

Further information can be obtained by contacting Glasgow City Council via: [developmentplan@glasgow.gov.uk](mailto:developmentplan@glasgow.gov.uk)









## PROPOSAL

Offers Invited. The property is being sold with Vacant Possession.

Please note, a closing date has now been set for this property for Wednesday 14<sup>th</sup> June 2023 at 12 Noon. Interested parties are invited to formally register their interest in writing with the sole selling agents.

## TENURE

Heritable (Scottish Equivalent of English Freehold).

## FLOOR AREA

From measurements taken on site we calculate the subjects to extend to a Gross Internal Area of:- 56,281 SQ FT (5,228.66 SQ M).

The overall site extends to:- 1.78 ac (0.72 ha), or thereby

## RATING

The premises are entered in the current Valuation Roll with a rateable value of £262,500.

## VIEWING

Viewings are **strictly by appointment only** through the sole selling agent.

No direct approach should be made to the site/staff.

## VAT

Unless otherwise stated, all prices, rents and premiums are quoted exclusive of VAT. Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

## EPC

A copy of the energy performance certificate can be provided to interested parties upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

## ANTI MONEY LAUNDERING REGULATIONS

The money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 2<sup>nd</sup> Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF

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