



MAXWELL ROAD GLASGOW G41 1SN

Open site with short term let available

- Outline Planning for commercial use:
Supermarket, Cash & Carry plus restaurant.
 - Over 140 Parking Spaces
 - 2.85 Ac
 - Mixed residential / Commercial Area
 - Previous Consent for 200 Apartments
 - Lease: offers over £80,000p.a.x
- Sale: Our client is inviting offers for their freehold disposal

LOCATION

The site is located on the West of Maxwell Road, South from its junction at Darnley Street in Pollokshields, Glasgow. The surrounding area is occupied by both residential and commercial occupiers with United Wholesale Scotland and Jewsons in close proximity along with a vast number of residential dwellings and new developments in final planning stages.

The site is ideally located to access both M8 and M74 motorways within a matter of minutes drive, the site is also located near Pollokshields East train station.

PROPERTY

The site boundaries extend to 2.846Ac with one boundary adjacent to Jetsons Timber Merchant and the other running parallel to a rail track. The site is accessed from Maxwell road via aluminium double swing gates leading down a short ramp for vehicular access

The site would lend itself well to a variety of uses and storage facilities.

PROPOSAL

Our clients are offering the site for short / long term lease with rental offers for the whole area in the region of £100,000 per annum. Our clients may consider freehold proposals.



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LEGAL

Each party shall bear their own legal costs incurred in the transaction

PLANNING

The area is zoned "DEV 8 (Mixed Use)" in the Glasgow City Council City Plan 2. The subjects previously benefitted from a residential scheme offering 200 apartments over 3 blocks each 6 / 7 storeys in height.

RENT

o/o £80,000p.a.x

TSA Property Consultants

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Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.