



Barnbeth Road, Pollok, G53 5YR

Centre of Densely Populated Area

- Clear Site
- Site Area: 1.328ac
- Development Site
- Planning For Retail & Take Away Parade
- Price o/o £390,000

LOCATION

The site is situated on the north side of Barnbeth Road, at its junction with Lyoncross Road within the suburb of Pollok. Pollok has seen extensive regeneration in recent years with substantial housing developments at the westernmost side of the site.

The area is characterised by dense residential dwellings with a small offering of commercial options nearby by way of a monopolised single storey commercial parade.

SUBJECTS

The subjects comprise a regular shaped site on a partially elevated position overlooking Lyoncross Road. The site benefits from all mains services.

Property

The site extends to approx 1.3Acres with the proposed development forming 5 x single storey commercial units set within an enclosed parade with private parking accommodating 27no cars.

Planning will show that each unit will benefit from an aluminium framed and glazed frontage with potential for 2 no hot food units (subject to planning)

The site previously house 1 large industrial unit with vehicle access, planning has now been obtained for individual retail units with private parking. The site may lend itself to residential conversion.

NAV/RV

The units will be assessed by the local authority upon completion of the development



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AREA

The site itself extends to 1.328Acres

SALE

Our client would dispose of their freehold interest for o/o £390,000

TITLE

Available on request

LEGAL

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

TSA Property Consultants

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Anti-Money Laundering

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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.