



Barnbeth Road, Pollok, G53 5YR

Development Of 4 New Build Units

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- Potential For Hot Food Unit
- Centre of Densely Populated Area
- From 1,603sq ft
- Dedicated Parking
- Opportunity to Work With Landlord
- Rent On Request

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.

PROPERTY

The site extends to approx 1.3Acres with the proposed development forming 4 x single storey commercial units set within an enclosed parade with private parking accommodating 27no cars.

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

We understand our client shall seek to obtain planning for all units to offer Class 1 (Retail) consent, however will entertain planning for alternate uses.

Each unit will be presented in a shell condition with the supply of mains water, drainage and electricity in-situ upon completion.

Accommodation Schedule		
Unit	Area (sqft)	Area (sqm)
1	1603	149
2	1603	149
3	1603	149
4	1603	149
Total	6412	596

Parking
 15/10/2012 non-flood retail floor space
 Jags 1-4 non-flood = 27 spaces
 JV = 4 spaces
 Accessible = 2 spaces
 Total = 27 spaces

Notes
 service access to units is only through small vehicles



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AVAILABILITY

The site shall offer the following accommodation;

- Unit 1: 149sqm (1,603sq ft)
- Unit 2: 149sqm (1,603sq ft)
- Unit 3: 149sqm (1,603sq ft)
- Unit 4: 149sqm (1,603sq ft)

Our client may consider combining units to suit larger requirements, further discussions can be had with the marketing agent

NAV/RV

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

RENT

Rent on application

V.A.T.

We understand the units will not be subject to V.A.T.

LEGAL

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

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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.