

BARNBETH ROAD, POLLOK, G53 5YR



DEVELOPMENT OF 5 UNITS



- Potential for 2 No. Hot Food
- Centre of Densely Populated Area
- From 1,050sq ft - 2,604sq ft
- Dedicated Parking
- Available From May 2024
- 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 2.46Acres with the proposed development forming 5 x single storey commercial units set within an enclosed parade with private parking accommodating 33no 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.

AVAILABILITY

The site shall offer the following accommodation:

- Unit 1: 127sqm (1,361sq ft)
- Unit 2: 242sqm (2,604sq ft)
- Unit 3: 98sqm (1,050sq ft)
- Unit 4: 98sqm (1,050sq ft)
- Unit 5: 98sqm (1,050sq 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

Figures quoted exclusive of V.A.T.

LEGAL

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

ANTI-MONEY LAUNDERING

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



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PROPERTY MISDESCRIPTIONS 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.