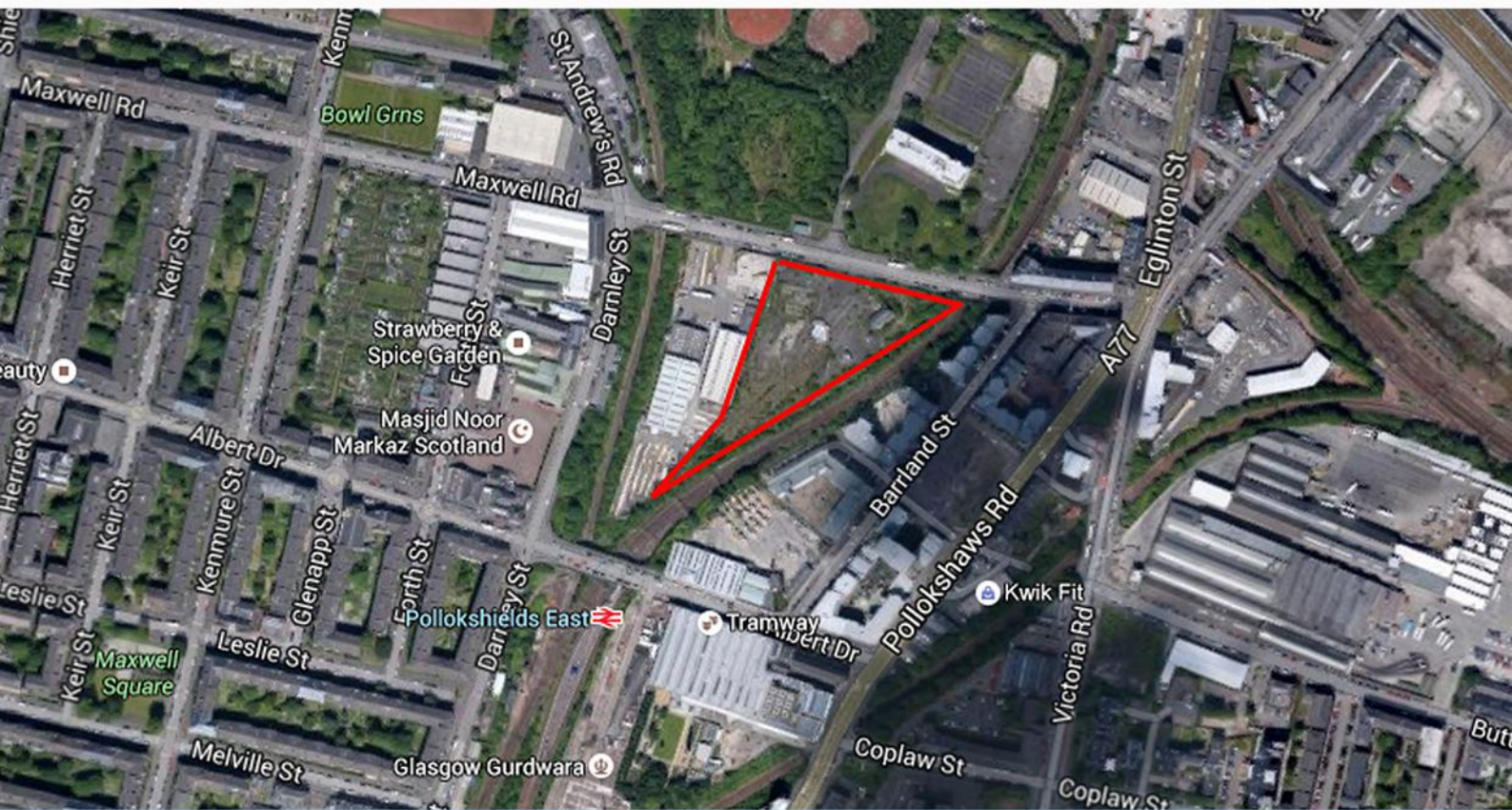


## MAXWELL ROAD GLASGOW G41 1SN



## OPEN SITE WITH SHORT TERM LET AVAILABLE

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.

### MAXWELL ROAD GLASGOW G41 1SN

- 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
- Available for short term / long term lease



## Location

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## Description

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

Short term lease options are available for areas of the site -  
Further details available on request

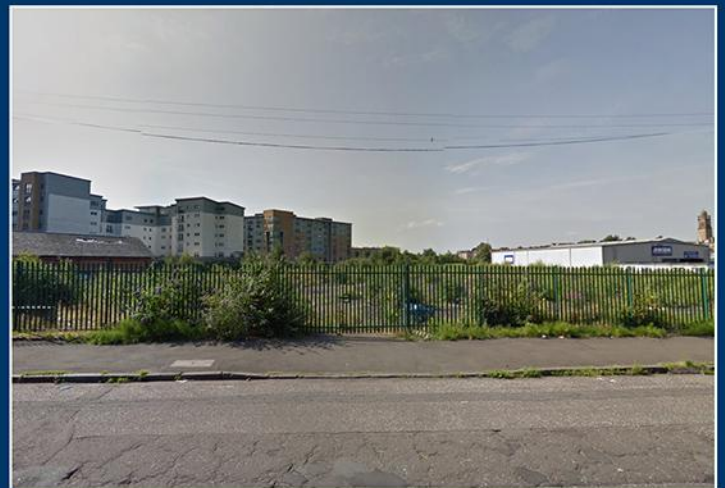
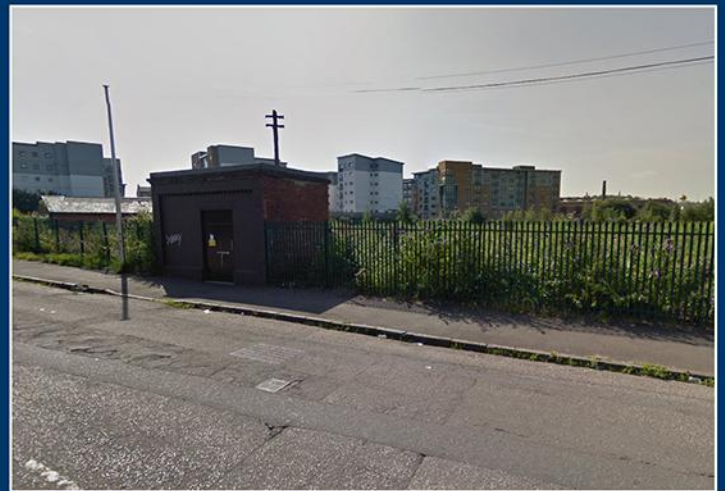
### LEGAL

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

### PLANNING

Outline planning Consent has been granted for commercial use comprising supermarket, wholesale cash & carry and restaurant with 140 car parking spaces.

These are 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.



Jas Aujla  
Will Rennie

TSA Property Consultants  
50 Darnley Street, Pollokshields,  
Glasgow G41 2SE

T: 0141 2374324  
E: [info@tsapc.co.uk](mailto:info@tsapc.co.uk)



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