



Exchange House, Drymen Road, Bearsden,
Glasgow
Offers Over £1,500,000

LOCATION

The property is located in a prominent position on the east side of Drymen Road within Bearsden, one of Glasgow's most desirable and affluent suburbs.

Bearsden is located approximately five miles northwest of Glasgow and benefits from excellent transport links with multiple bus services to and from the city. In addition there are frequent train services from Bearsden Station to Glasgow Queen Street & Central Stations with a journey time of approximately 20 minutes. Drymen Road forms part of the main bus route and Bearsden Station is a 1 minute walk from the property.

Exchange House is also conveniently located for access to free parking and amenities on the doorstep includes The Co-op, Pizza Hut, Bearsden Station Bar & Restaurant. A wider array of retail, leisure and bar/restaurant amenities are located at Drymen Road/Bearsden Cross which is a short distance to the north.

THE PROPERTY

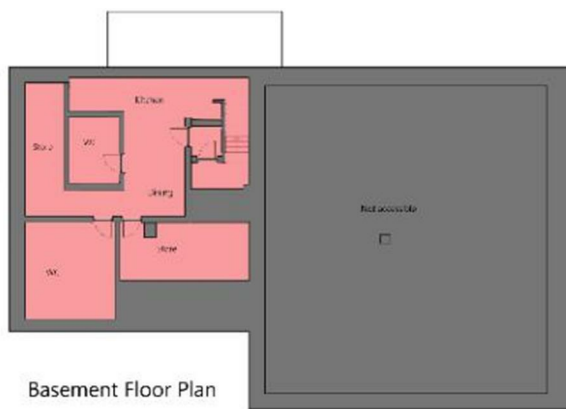
The property comprises a detached building of predominantly traditional stone construction and extending over basement, ground and first floors.

Whilst the basement provides storage facilities, the ground floor is split and let to both a nursery operator and to a well established residential estate agency business.

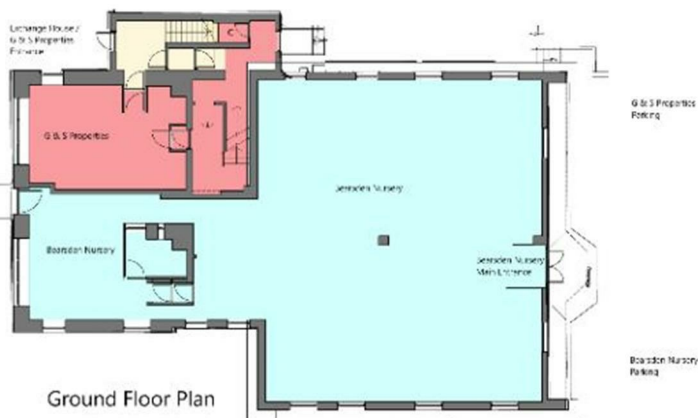
The top floor contains space let to G&S Properties as well as a business centre.

There is also car parking to the rear of the building

Exchange House 50 Drymen Road - Existing Floor Plans



Basement Floor Plan

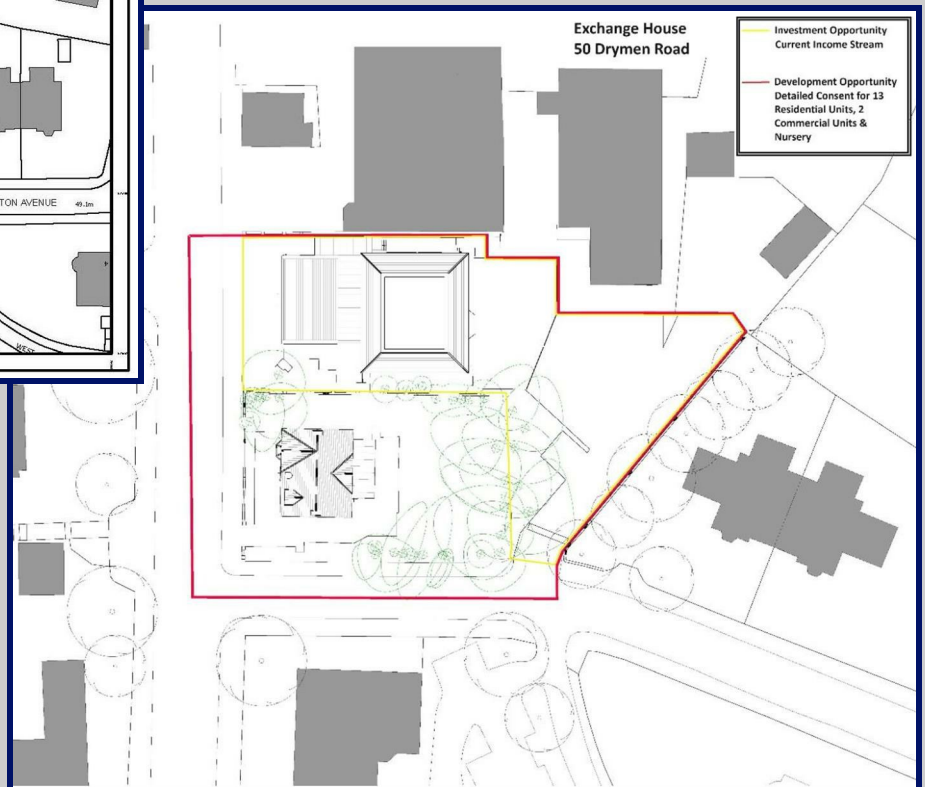
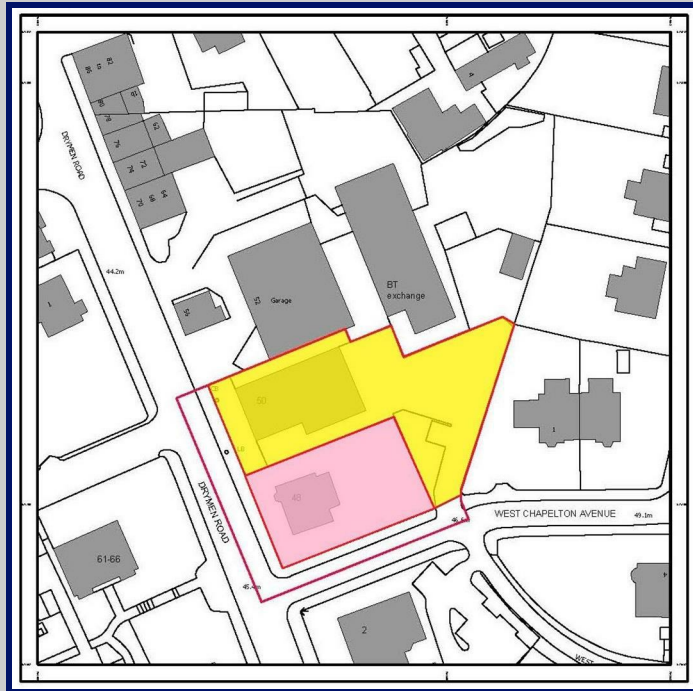


Ground Floor Plan



First Floor Plan

- CURRENT PLANNING CONSENT - CREATES A GDV OF £8MIL +
- PROMINENT LOCATION CLOSE TO TRANSPORT LINKS
- DETAILED RESIDENTIAL PLANNING CONSENT FOR 13 APARTMENTS – 2 COMMERCIAL UNITS AND NEW NURSERY
- OFFICES, CHILDRENS NURSERY & BUSINESS CENTRE
- STRONG CURRENT RENTAL INCOME - 95% LET
- RARELY TO MARKET THIS INVESTMENT/DEVELOPMENT OPPORTUNITY IS LOCATED WITHIN THE HIGHLY SOUGHT AFTER, CONSERVATION AREA OF BEARSDEN



RESIDENTIAL DEVELOPMENT OPPORTUNITY

Our clients have obtained a full detailed planning consent subject to execution of Section 75 (details in the information pack) for a redevelopment of their property.

The reference number for the planning application is TP/ED/18/0871.

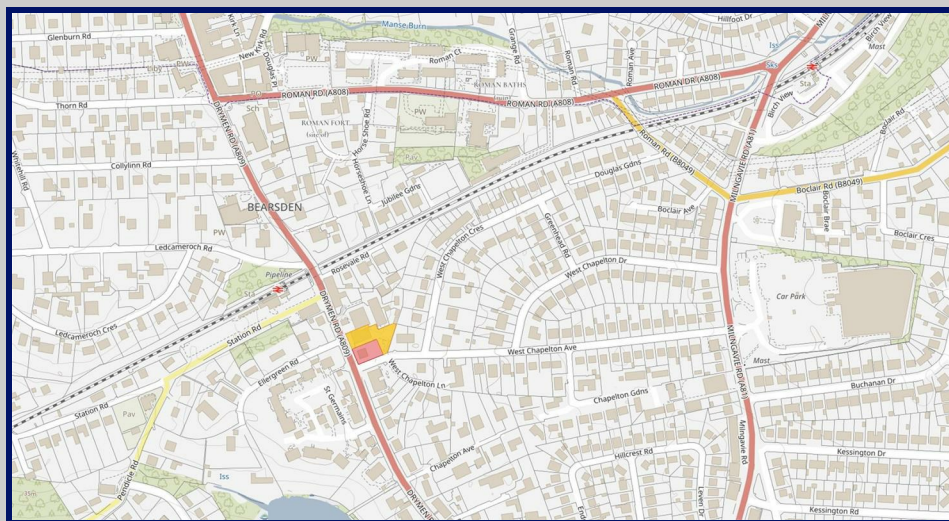
All the details, plans and technical studies pertinent to this potential redevelopment can be viewed on the East Dunbartonshire Council planning portal or via the link shown below;

<https://planning.eastdunbarton.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PJ9U2GGJJWX00>

Parties wishing to make direct planning enquiries should contact East Dunbartonshire Council Planning Department

Tel: 0300 123 4510

Email: planning@eastdunbarton.gov.uk



G & S Properties
Exchange House
50 Drymen Road
Bearsden
Glasgow
G61 2RH



0141 942 9090
info@gsproperties.co.uk