

# Prime Development Opportunity For Sale

3-4 Woodside Place, Glasgow G3 7QF

- 2 x entire townhouses with parking
- Available individually or as a whole





## THE OPPORTUNITY

Savills is delighted to present to the market a rare opportunity to acquire a prime redevelopment asset located within Glasgow's popular West End.

The opportunity is located in the prestigious Park Area of Glasgow and comprises two, 'A' Listed town houses, which have access to immaculate communal gardens on Woodside Place and benefit from spectacular views across the West End of Glasgow from the upper floors.

The buildings currently operate as a Business Centre which benefits from original character features retained throughout. The property has potential for redevelopment for residential, subject to the relevant consents being obtained.





## LOCATION

The subjects are located on Woodside Place, in the leafy Park Area of Glasgow's West End which lies less than 1 mile to the north west of the City Centre. This part of Glasgow is a Conservation Area characterised by large Victorian Townhouses set within tree lined streets. In recent years, this location has seen a transition to being a predominantly residential led location, with many former offices being converted back to residential use.

The West End is a vibrant part of Glasgow offering a mix of boutique shops, award winning restaurants, bars and cafés which bring an eclectic culture to this part of the city. A wide range of amenities are therefore within a short walk of the properties to include supermarkets, gyms and leisure facilities. Finnieston which is located approximately a 10 minute walk to the west of the site offers a bustling high street and is home to Glasgow's Event Campus, which features the SEC, Armadillo and OVO Hydro, host to major conferences and music events.

Additional retail amenity can be found on Byres Road and Great Western Road which are within walking distance of the site and easily accessible by public transport. Kelvingrove Park lies immediately to the west of the Park Area and provides ample green space in the West End of the City. The University of Glasgow and Kelvingrove Art Gallery & Museum are also within a 10 minute walk from the property.

The properties are well situated for access to public transport with regular bus services located on Sauchiehall Street, a short walk to the south of the site. Charing Cross train station lies 0.5 miles to the south-east, providing services into Glasgow Queen Street station and beyond. St George's Cross Subway station is a 10 minute walk to the north-east providing direct connection to Glasgow City Centre and the West End (4 minute journey time). Convenient access to the motorway network is available at Junction 18 of the M8 at Charing Cross.





## DESCRIPTION

The property comprises two terraced and 'A' listed townhouse buildings of traditional sandstone construction, which each extend over 4 storeys, including attic. The terraced buildings are currently used as a Business Centre, however do not interconnect internally and are therefore capable of being sold individually.

Each address, benefits from a main access from Woodside Place and is internally configured to provide cellular office accommodation throughout, together with ancillary kitchen, toilet and storage facilities and have been extended significantly to the rear, benefiting from lightwells/courtyards in the central areas.

Generous parking is provided at ground level. Currently there are 8 car park spaces between the 2 townhouses. These are accessed from Woodside Place Lane, to the rear of the buildings.

The properties have been maintained to excellent condition throughout and some original features have been retained internally and externally adding to the unique character of the building.

A summary of the accommodation is outlined below:

3 Woodside Place: 386.60 sq m (4,161 sq ft)

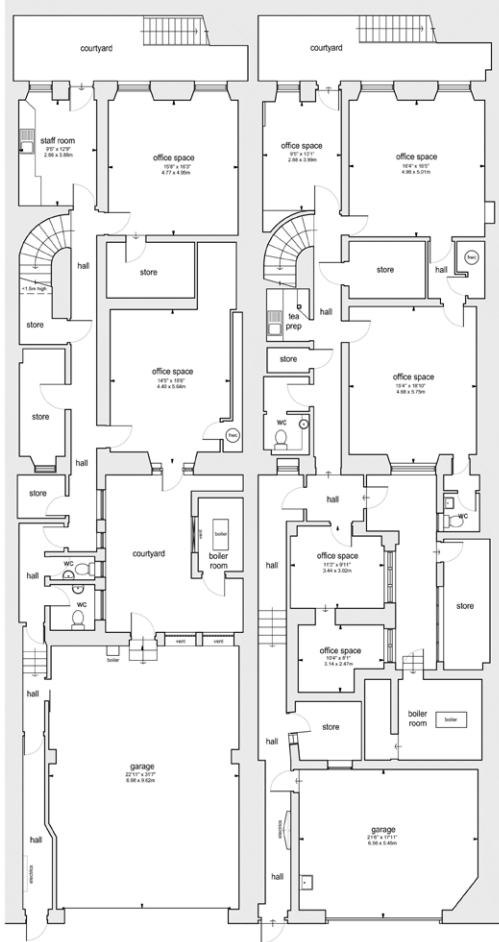
4 Woodside Place: 352.70 sq m (3,796 sq ft)



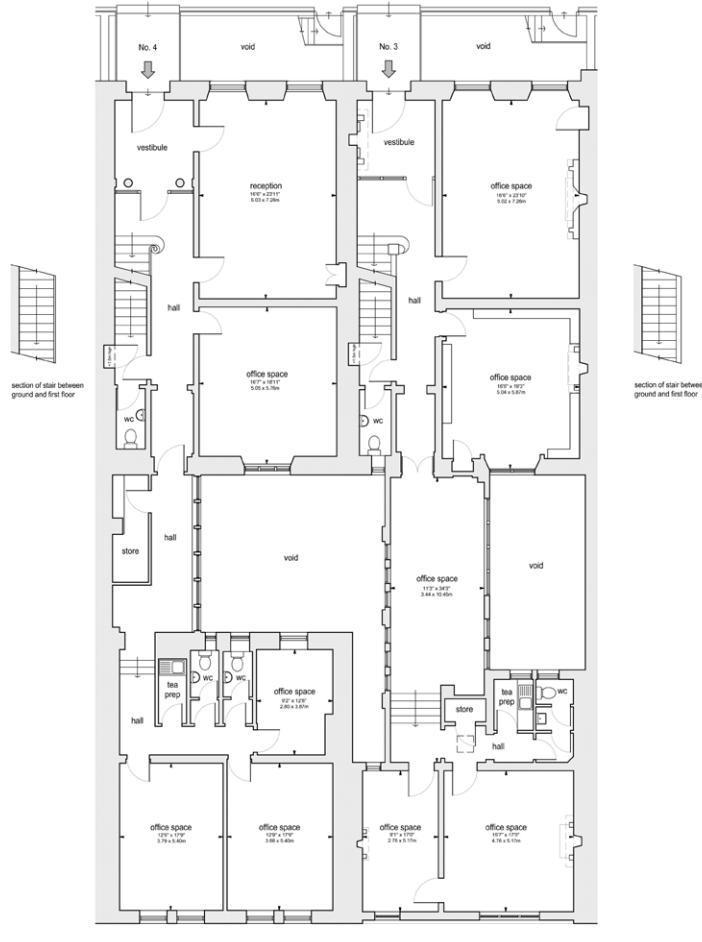
Communal Gardens



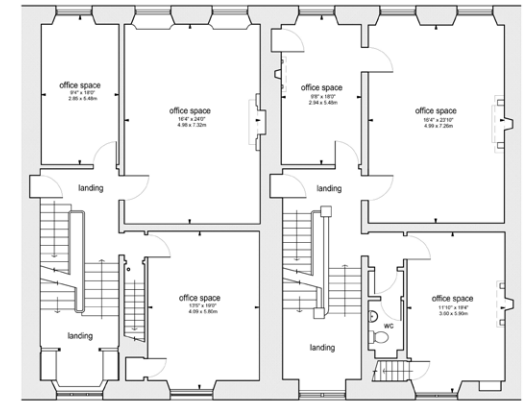
# FLOOR PLANS



basement level 1:100 @A1



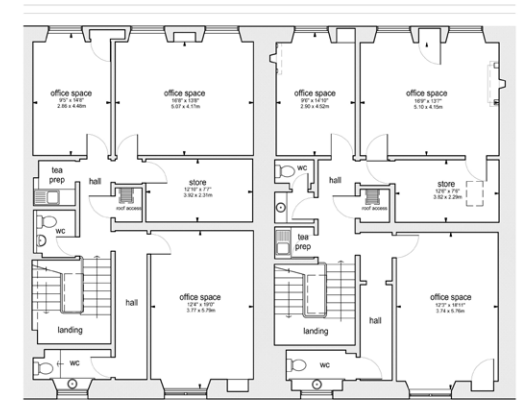
ground floor 1:100 @A1



first floor 1:100 @A1



first floor half landings 1:100 @A1



second floor 1:100 @A1



## PLANNING

The properties are located within the Park Conservation Area and are Category 'A' Listed. The subjects do not have any specific allocation in the current Glasgow City Development Plan (Adopted March 2017). Consideration must be given to Policy RES 5 which states a maximum of 3 dwellings is permitted in a terraced property.

There is no current planning application for the site, however architectural plans have been prepared to demonstrate the potential for residential conversion and include a layout for a total of 6 residential units, comprising 4 x Duplex Apartments and 2 x Mews Properties.

Interested parties should enter into their own discussions with Glasgow City Council Planning Department.

## TITLE

The property is held on a Heritable basis. The buildings are currently occupied on a short term basis and will be available with Vacant Possession.

Purchasers are required to satisfy themselves on all aspects of the Title. Each party will be liable for their own legal costs as part of any sale.

## EPC

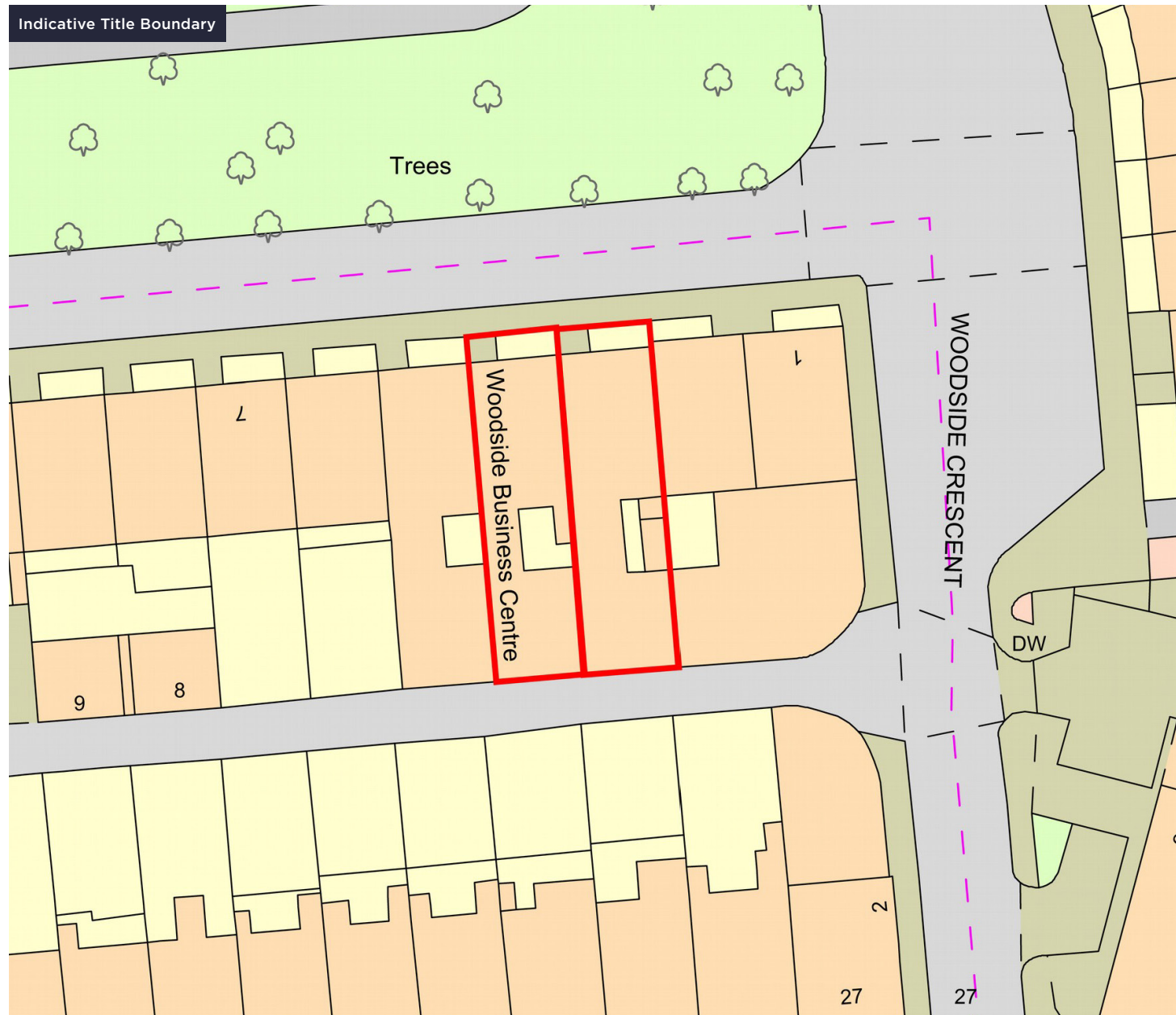
The properties have the following Energy Performance Certificate Rating:

3 Woodside Place: B

4 Woodside Place: B

## TECHNICAL INFORMATION

A pack of technical information is available upon registration of interest to include existing floorplans and proposed residential layouts.





## OFFERS

Our clients are inviting offers for the Heritable interest in the subjects. Whilst our clients preference will be to sell the properties as whole, consideration will also be given to offers on the individual townhouses where applicable.

It is likely a closing date will be set for receipt of offers. Therefore, interested parties are advised to indicate their interest to the Selling Agents at an early stage to ensure they are kept advised of any closing date which may be set.

Whilst fully intending to sell, the sellers are not bound to accept the highest or indeed any offer.

## VAT

All offers should be submitted exclusive of VAT which may apply to the purchase.

## VIEWING

Viewings are Strictly by appointment with Savills. The property is currently tenanted and to avoid disruption, no attempt to access the building should be made without the Selling Agents approval.

For further details please contact:

## CONTACT

For further information please contact:



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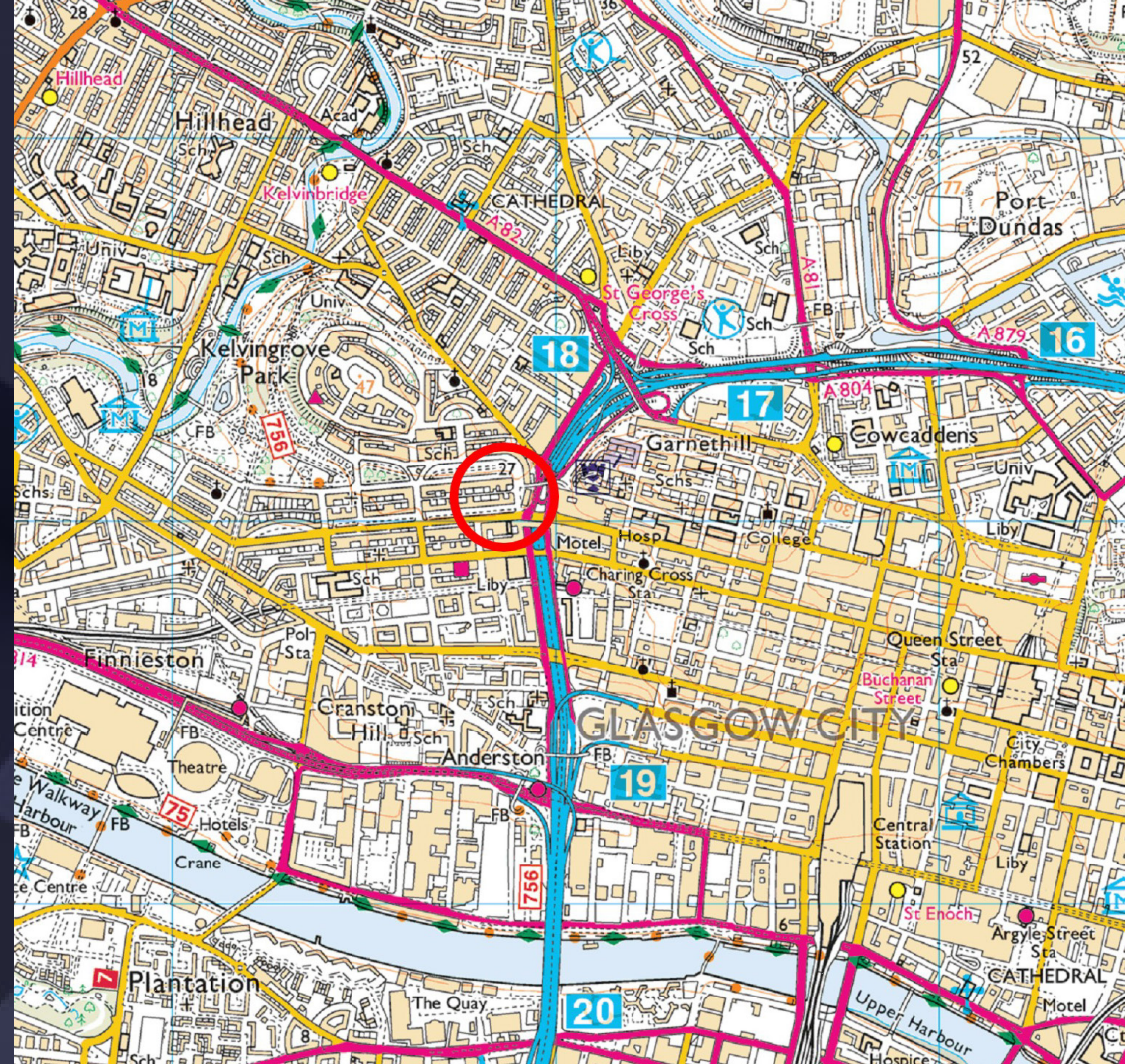
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