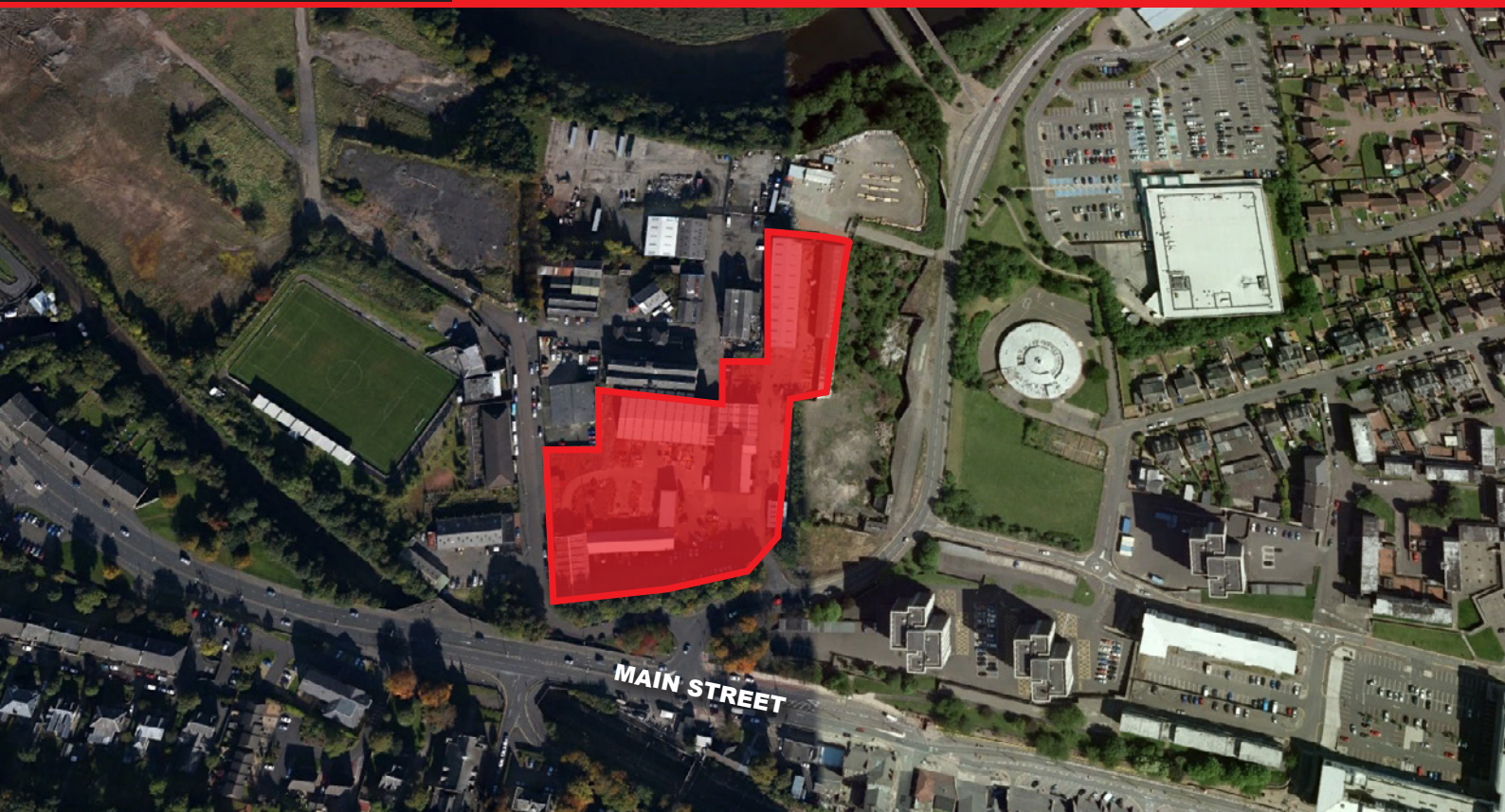


for sale

Prime Development Opportunity - 3.974 Acres (1.61 ha)



10 Bridge Street • Cambuslang • G72 7ED

Summary

The subjects comprise a cleared development site, sitting to the front of the former Hoover factory site, where residential development is envisaged.

The site is zoned for retail development as part of a masterplan within the adopted Local Plan (May 2009 – policy STRAT8). Sainsbury's had identified the opportunity for 100,000 sq ft in the location, but are not currently interested.

Bounded by both Bridge Street and Somervell Street, the site presents a development opportunity, either in isolation or in conjunction with adjacent land. Alternatively, the site could continue in open storage use or as a car or commercial vehicle compound, as a park and ride car park or for plant hire storage, etc with development for alternative uses deferred until a later date.

Our clients invite proposals to purchase conditional on as few matters as possible.

Location

Cambuslang is recognised as one of Glasgow's best industrial locations, located 6 miles east of the City Centre, accessed from Jcts 2a and 3 of the M74, providing good access to the Central Belt and further afield.

Bridge Street is a principal route from the motorway in to Cambuslang Main Street, where the core shopping area and the train station are located.

Rateable Values

The premises are in the process of being delisted from the Valuation Roll.

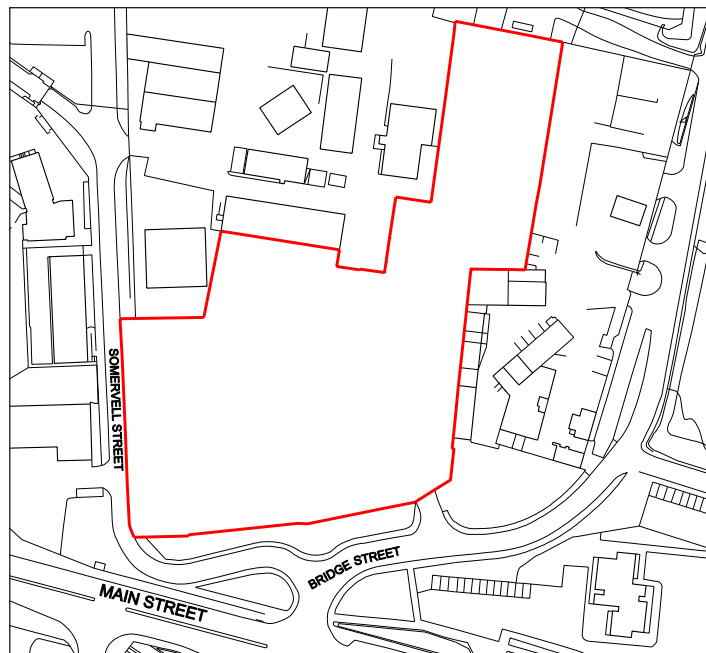
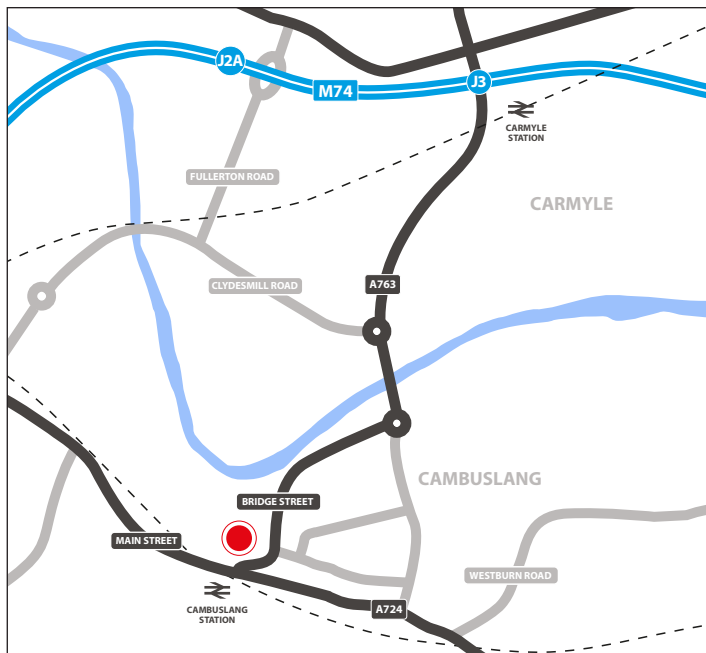
Description

Formerly an industrial complex of various buildings, which have recently been demolished, to provide a cleared, broadly level, development site. Accesses are provided at both the Bridge Street and Somervell Street frontages.

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Terms

Offers in excess of £600,000 are invited. VAT is not currently chargeable on the purchase.

Legal Costs

Each party will be responsible for their own legal costs. However, the purchaser will be responsible for any registration fees and LBTT applicable, together with any VAT payable.

VAT

For the avoidance of doubt, all prices are quoted exclusive of VAT at the prevailing rate. Prospective tenants must satisfy themselves independently as to the incidence of VAT in respect of this transaction.

Viewing and Further Information

By arrangement with the Sole Selling Agent

Chris Ditchfield



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Tel 0141 416 1499
Email chris@ditchfieldproperty.co.uk