

# FOR SALE

Prominent Development  
Opportunity

Site Area:- 0.64 Acres (0.26  
Hectares)

Convenient Roadside Location

Situated Within A Densely  
Populated Residential Area

Planning Granted For 4 Retail Units  
& 24 Dedicated Parking Spaces

Sale Price: Upon Application



[CLICK HERE FOR LOCATION!](#)



**BARNBETH ROAD, GLASGOW, G53 5YR**

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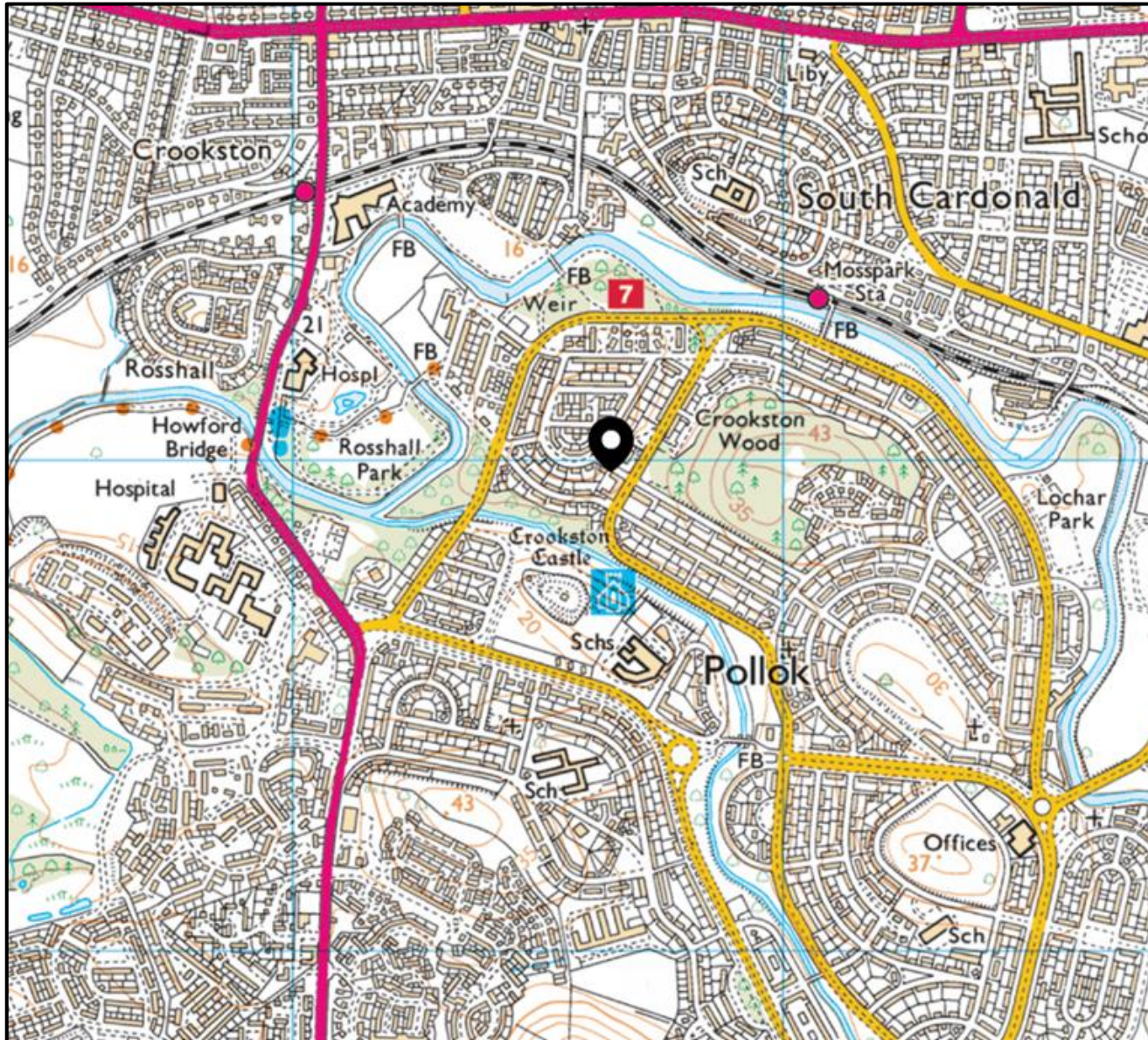
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| 0141 331 2807 - 07920 824 408





# Location

BARNBETH ROAD, GLASGOW, G53 5YR



Pollock is located approximately 5 miles South-West of Glasgow City Centre, held within Glasgow City Council's district.

Pollock benefits from strong transport links with the Glasgow Road nearby, offering connectivity to Glasgow City Centre as well as the M8 and Scotland's wider motorway network . Mosspark Train Station is located 0.5 miles from the subjects, providing frequent services to Glasgow City Centre and Paisley Canal Train Station.

More specifically, the subjects occupy a prominent position on Barnbeth Road, which acts as one of the main vehicular thoroughfares within Pollock. The surrounding area benefits from a blend of residential and commercial operators including Lyoncross Pharmacy, The Post Office and One-O-One Convenience.



[CLICK HERE FOR LOCATION](#)



# Description

BARNBETH ROAD, GLASGOW, G53 5YR



The total site extends approximately 1.00 hectares (2.46 acres). The subjects comprise a rectangular shaped site, benefitting from frontage onto Barnbeth Road. Entry to the site can also be gained from Barnbeth Road and the configuration of the site would lend itself towards a variety of uses, subject to planning.

## Existing Planning Consent

Planning has been granted for the development of 4 retail units with a mixture of Class 1A Consent and Class 3 (Sui Generis) alongside 24 car parking spaces.

Please see further details on the planning application using the link below.

**24/02502/FUL | Erection of four commercial premises consisting of three retail units (Class 1A) and cafe (Class 3) with hot food takeaway (Sui generis) including installation of extract flue, with car parking and associated works. | Site Formerly Known As 1 - 5 Barnbeth Road Glasgow**

## Accommodation

We have measured the site to be approximately 0.26 Hectares (0.64 acres), measured in accordance with Promaps.



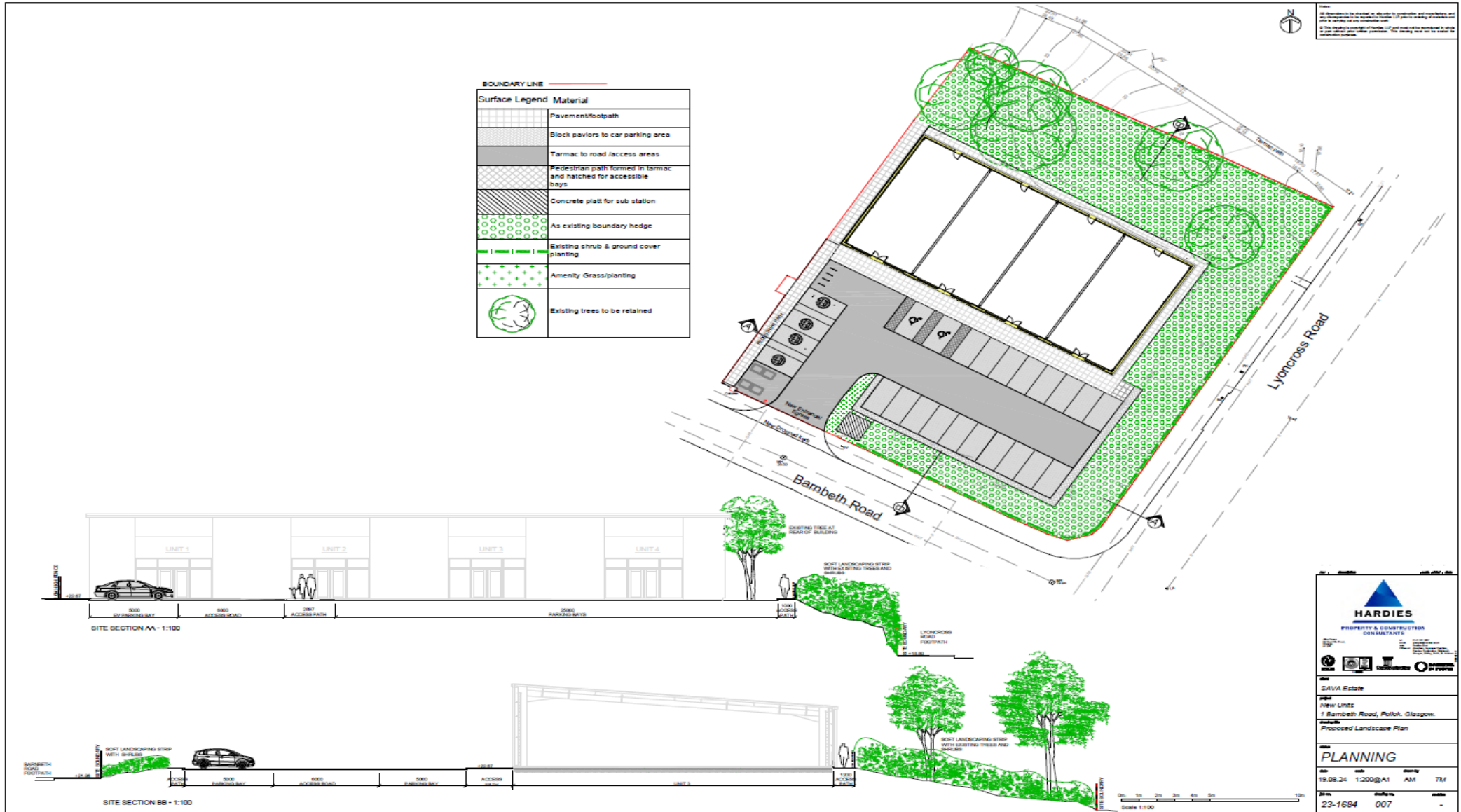




# PROPOSED PLANS

BARBETH ROAD, GLASGOW, G53 5YR

Proposed Plans - Illustrative Purposes Only





## SALE PRICE

Upon Application

## PLANNING

For further information on planning, please click on link below.

[24/02502/FUL | Erection of four commercial premises consisting of three retail units \(Class 1A\) and cafe \(Class 3\) with hot food takeaway \(Sui generis\) including installation of extract flue, with car parking and associated works. | Site Formerly Known As 1 - 5 Barnbeth Road Glasgow](#)

Prospective purchasers should ensure they are fully informed about planning matters before placing an offer on the subjects.

For further enquiries, please contact Glasgow City Council's Planning Department

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## SERVICES

We are not aware of any services on site, interested parties should satisfy themselves as to the availability of services within the immediate vicinity.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. Any prospective purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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