

FOR SALE BY ONLINE AUCTION

Auction Date:
18th June at 2:30pm

Site Area: 0.26 Hectares
(0.64 Acres)

Roadside Location

**Situated Within A Densely
Populated Residential Area**

**Planning Granted For 4 Retail Units
& 24 Dedicated Parking Spaces**

Guide Price : £325,000



[CLICK HERE FOR LOCATION](#)



LAND AT BARNBETH ROAD, GLASGOW, G53 5YR

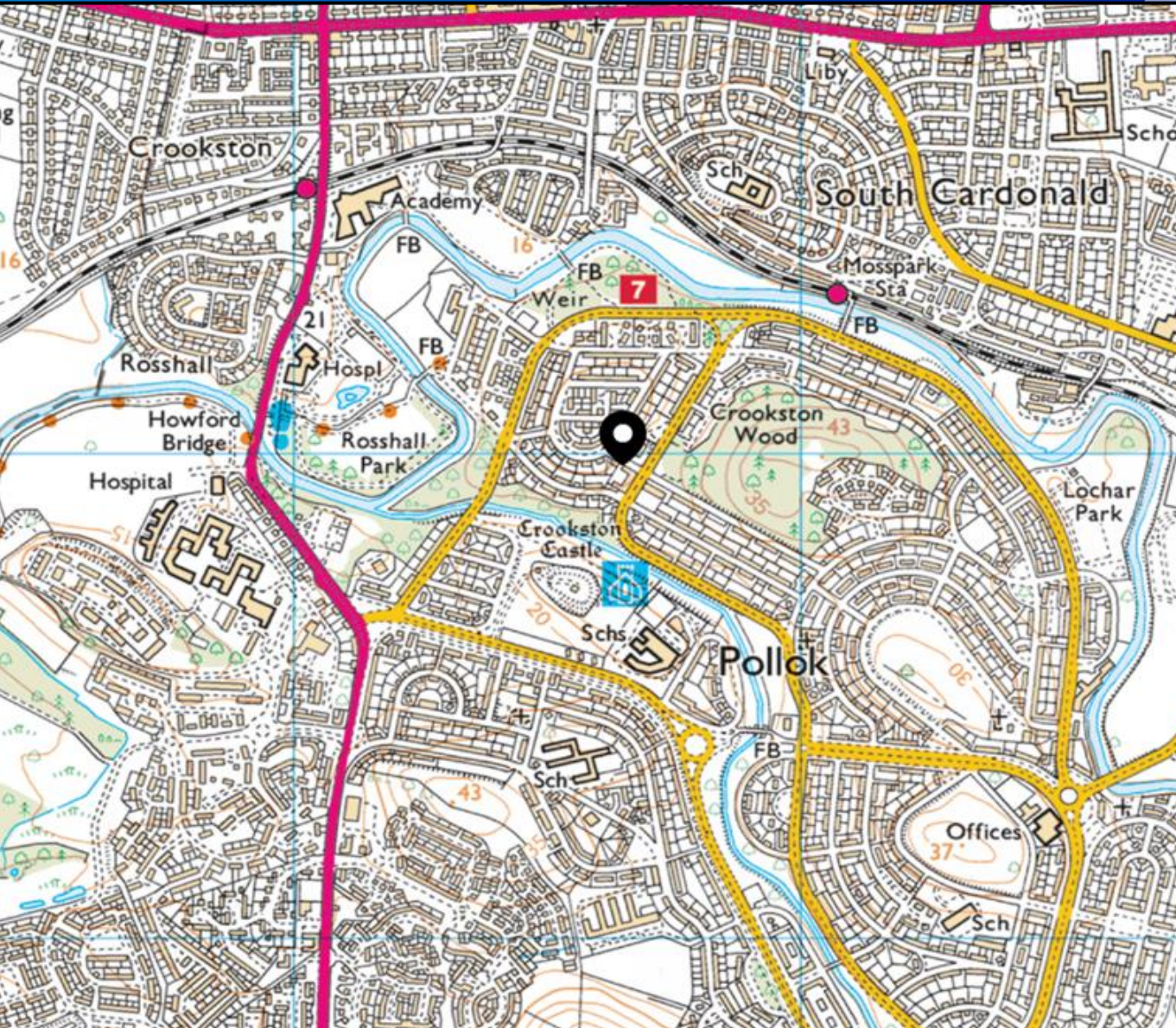
CONTACT: Adam Honeyman MA (Hons) MRICS a.honeyman@shepherd.co.uk | 07720 466 035 – 0141 331 2807|





Location

LAND AT 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 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.



[FIND ON GOOGLE MAPS!](#)



Description

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The total site extends approximately 0.26 hectares (0.64 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).



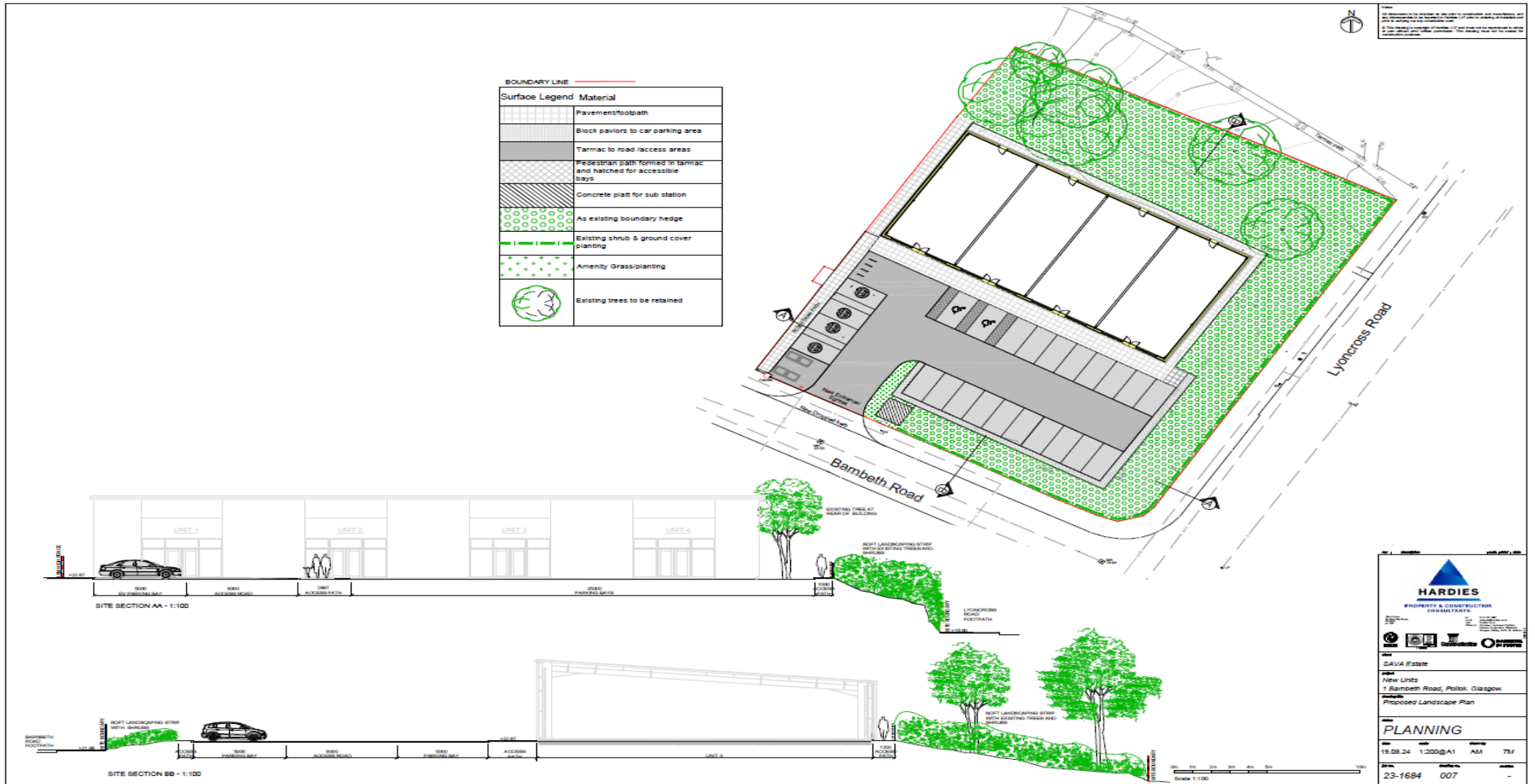




PROPOSED PLANS

LAND AT BARNBETH ROAD GLASGOW, G53 5YR

Proposed Plans - Illustrative Purposes Only





Auction Date

The auction will be held on 18th June at 2:30pm

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non-refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

VAT

See Legal Pack.

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.

Guide Price

The property has a guide price of £325,000.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

Details of the buyer fees associated with the property can be found on the individual property page

Legal Pack

The legal pack is available to view online.

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

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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