

# Retail Development Opportunity

Eglinton Street, Glasgow, G5 9SB



Prominent Retail Development Opportunity

Busy main arterial route from Glasgow south to the city centre

Site extending to 1.53 acres/ 0.62 hectares

Draft proposal for 18,000 sq ft of retail space with 112 car parking spaces

Plus Future Development of 8,000 sq.ft.

Average daily traffic movements of 18,678

# Prominent Retail Development Opportunity

## Location

The site is located to the South of Glasgow City Centre in an area of mixed use, adjacent to the M74 motorway. Residential property and a church lie to the South, whilst the former Glasgow City Council printworks lie opposite and to the South East.

Heading South on the A77 (Eglinton Street), pass under the M74 motorway and the property is immediately on the left with an extensive frontages onto Eglinton Street, Turriff Street and Pollokshaws Road.

## Description

The site extends to approximately 0.62 hectares (1.53 acres). It is a level cleared site suitable for a variety of retail, commercial or leisure uses. The development will be designed and delivered to suit demand and more details can be provided on request.



## Site Prominence

Eglinton Street is a main arterial route from Glasgow South to the city centre. The high levels of passing traffic combined with easy vehicular access to the site provide a strong retail opportunity. Transport Scotland have a survey count point just to the south of this site where at the last survey in 2014 the annual average daily figure of passing vehicles was 18,678.

There are bus stops on both sides of Eglinton Street immediately adjacent to the site. These serve bus routes 3, 57, 57A, 59 and 100. At the last count there was an average daily figure of over 1,000 buses passing the site per day.

## Site Access & Parking

Whilst the development can offer a high level of visibility and presence there is also good vehicular access off Turriff Street. The draft proposal within these particulars shows 112 car parking spaces serving the development. This could be varied depending on the final layout and requirements.



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## Planning

This site is not allocated for any specific development within the current development plan Glasgow City Plan 2. As an unallocated site it is covered by policy Dev 2: Residential and supporting Uses. This policy can incorporate a wide range of uses such as shops, business, light industry, health and recreational facilities. Interested parties are invited to contact us for more detailed information on their specific requirements.

## Rental Agreement

The terms for any rental agreement will be quoted on application and will be determined by particular requirements.

## Legal Costs

Each party will be responsible for their legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable.



Draft Proposal for 18,000 sq.ft.  
of Retail Space plus 8,000 sq.ft.  
Future Development with 112  
Car Parking Spaces

Busy main arterial route  
from Glasgow south to  
the city centre



## Viewings

As the site is clear interested parties can view at any time.  
For further information please contact either:

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