

1794 - 1850 MARYHILL ROAD, GLASGOW, G20 0D



**RARELY AVAILABLE ROADSIDE SITE**



- Busy Thoroughfare
- Potential For Drive-Thru / Residential Site
- 1.05Ac
- Price on Request

#### LOCATION

The site is located on Maryhill Road which is one of the key routes in and out of Glasgow city centre, characterised by retail, commercial and business premises, together with tenemental residential properties. In terms of architecture, the area surrounding the proposal site is extremely diverse, comprising buildings of varying scales, styles and finishes.

The site is highly accessible and footway provision in the area is excellent with footways present on both sides of Maryhill Road which benefit from street lighting and dropped kerbs at crossings.

In terms of public transport, the proposal site is located within an area of 'High Accessibility' with bus stops located immediately adjacent to the proposal site on both sides of Maryhill Road. Continuous footways and safe crossing facilities are already available to access these stops. The nearest rail station to the site is Maryhill train station which is located approximately 300 metres to the west with regular rail services into Glasgow City Centre and other local destinations, including Kelvindale, Anniesland and Summerston.

#### EXISTING SITE

The demise under consideration extends from the south of Duncruin Street to the former Viking bar at Maryhill Road's junction with Coral Road at Maryhill's boundary with Kelvindale and Summerston.

The site sits on a very busy thoroughfare linking Bearsden, Milngavie, Kelvindale, Maryhill, Summerston with Glasgow City Centre. Extending to approx 1.05Ac the site would lend itself to a variety of uses such as drive-thru, retail scheme or residential development.

The area has seen extensive investment in recent years with large scale residential developments comprising privately owned townhouses and new apartment buildings being developed adjacent to the site.

#### AREA

We understand the demise under consideration extends to approx 1.05ac or 4,259sqm

#### NAV/RV

The site currently hosts several commercial premises and former residential dwellings, the latter of which are in a dilapidated state.

The site would potentially lend itself to a drive-thru opportunity comprising 2no. hot food units extending to 228sqm & 168sqm with provision for private parking and outdoor seating areas, alternatively flatted residential development or commercial retail parade development (subject to obtaining necessary consents)







#### **SALE**

The site is available on a freehold basis, our client may consider offers subject to obtaining planning consents

#### **V.A.T**

We understand the transaction will not be subject to V.A.T.

#### **TITLE**

Available on request

#### **LEGAL**

Each party shall bear their own legal costs incurred in the transaction

#### **ANTI-MONEY LAUNDERING**

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.

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