

# FOR SALE

## NEIGHBOURHOOD RETAIL SITE

# Ryden

- IDEALLY SITUATED WITHIN NEW HOUSING AREA
- CAPABLE OF TAKING A DEVELOPMENT WITH MULTIPLE OCCUPIERS
- EASY ACCESS TO THE M73 MOTORWAY LEADING ONTO M74, M8 AND M80 MOTORWAYS



**SKIPNESS ROAD, LOCHSIDE**  
**GARTCOSH**  
**GLASGOW G69 8BA**

**1.2**

ACRES

**0.5**

HECTARES

### GET IN TOUCH

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Viewing is strictly by arrangement with the sole letting agent

**GLASGOW**

**130 St Vincent Street**  
**G2 5HF**  
**0141 204 3838**



**ryden.co.uk**



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**GARTCOSH, GLASGOW G69 8BA**  
**NEIGHBOURHOOD RETAIL SITE**

**LOCATION**

The village of Gartcosh is located around 8 miles north-east of Glasgow City Centre and 4.5 miles north-west of Coatbridge. Gartcosh has a population in excess of 2,500 with further residential expansion planned for an additional 1,200 homes immediately adjacent to the site.

The village has excellent access onto the M73 motorway with the M8, M74 and M80 within a few minutes drive making it an excellent base for commuters across Central Scotland.

Gartcosh is primarily a residential area with new housing developments by Redrow Homes, Persimmon Homes and Avant Homes haven taken place around the old village with further development proposed including community facilities.

The Scottish Crime Campus, a leading research facility combining Government Agencies and The University of Strathclyde is within a purpose built, award winning office facility based to the east of the community.

The subject site is suitable for support retail use and is situated to the north side of Skipness Road, accessed from the A725, and immediately to the south of Johnston Loch.

**DESCRIPTION**

The site benefits from roadside frontage onto Skipness Road within a new housing development of 247 homes recently completed by Persimmon Homes and Avant Homes. The next phase of 289 homes is proposed on a site immediately to the west with community facilities and a further 1,000 homes proposed in future phases.

**SITE AREA**

The site extends to 1.2 acres (0.5 hectares).

**PRICE**

Offers are invited for the purchase of the ownership.

**LEGAL COSTS**

In the normal manner, each party will be responsible for their own costs incurred with the purchaser being responsible for Land & Buildings Transaction Tax.

**VAT**

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

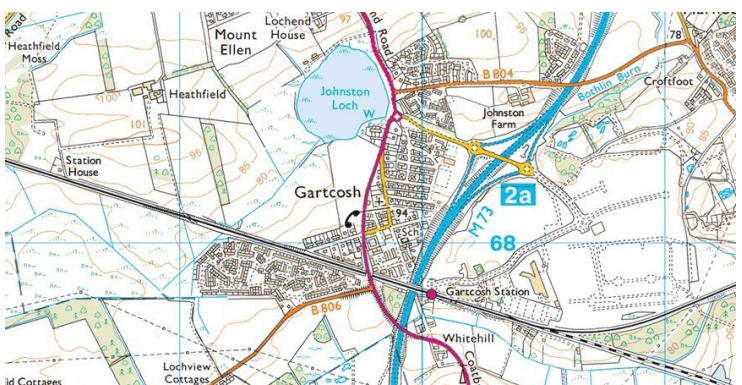
**ANTI MONEY LAUNDERING REGULATIONS**

To comply with Anti Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of heads of terms.

**FURTHER INFORMATION**

Further information is available through the sole selling agents, Ryden LLP.

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