

FOR SALE

**INDUSTRIAL SITE WITH REDEVELOPMENT
POTENTIAL (subject to planning consent)**

COATBRIDGE ROAD, BARGEDDIE, GLASGOW, G69 7TR

1.07 Hectares (2.65 Acres)



LOCATION

The property is located on Coatbridge Road in the village of Bargeddie, around 9 miles to the east of Glasgow city centre and 3 miles west of Coatbridge town centre. It is located in a predominantly residential area, although there are commercial uses, a care home and primary school along Coatbridge Road. Immediately to the north of the site is Manse View, a new development by Taylor Wimpey, while to the east Euro Garages has recently obtained planning consent for a petrol filling station with ancillary retail, EV charging and a drive thru coffee shop.

Access to the property is from Coatbridge Road. The A8 Glasgow and Edinburgh Road is 200 metres to the west with Junction 2 of the M73 motorway a further 200 metres beyond.

DESCRIPTION

The property comprises a brick built industrial building extending to approximately 12,200 sq ft on a site of 2.65 acres. The building is arranged over 4 bays and has a pitched asbestos cement sheet roof. Access to the building is via two roller shutter doors in the side elevation and a concertina loading door to the front. The storage land is a mixture of concrete and compacted hardcore. The site benefits from access from Coatbridge Road with a further access point in the leased land.

TERMS

Offers are invited for the heritable title in the property. Our client has a preference for an unconditional offer.

Please note that the Vendors are not obliged to accept the highest, or indeed any offer received.

TITLE

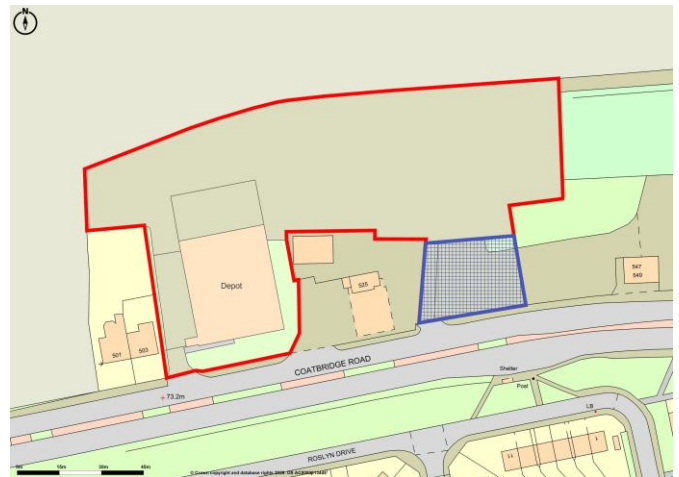
The property is registered with the Land Registry for Scotland under title numbers LAN89482 and LAN70569, and there is an unregistered area of the site. The area shaded blue on the plan was leased to the adjacent occupier for 5 years from 6 January 2016. It is now continuing under Tacit Relocation at a rent of £2,500 per annum. The lease provides for termination of the agreement upon six months' notice.

PLANNING

The property currently benefits for use under Classes 4, 5 and 6 as detailed in the Town and Country Planning (Use Classes) (Scotland) Order 1997 as amended. The site may be suitable for alternative uses, subject to the necessary planning consent.

DATA ROOM

Interested parties can access additional information in a data room. Access can be requested by contacting the joint agents.



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VIEWING

Strictly by appointment with agents.

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