

FOR SALE – Care Home Development Opportunity

12 Bogany Terrace
Glasgow
G45 9JP



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- **For Sale**
- **Available Immediately**
- **88 Bedroom Former Care Home**
- **Development Opportunity**
- **Site Size – 5.46 acres (approx.)**

Location

The former Torbrae Care Home is located in Castlemilk, lying approximately 5 miles to the southeast of Glasgow City Centre. The immediate area has a population of c.15,500 people and sits within the Glasgow City Council boundary which boasts a population of c.650,000.

Castlemilk was developed after the Second World War and has undergone further regeneration in recent years. The area remains largely residential, but boasts a shopping arcade, leisure centre and swimming pool facilities.

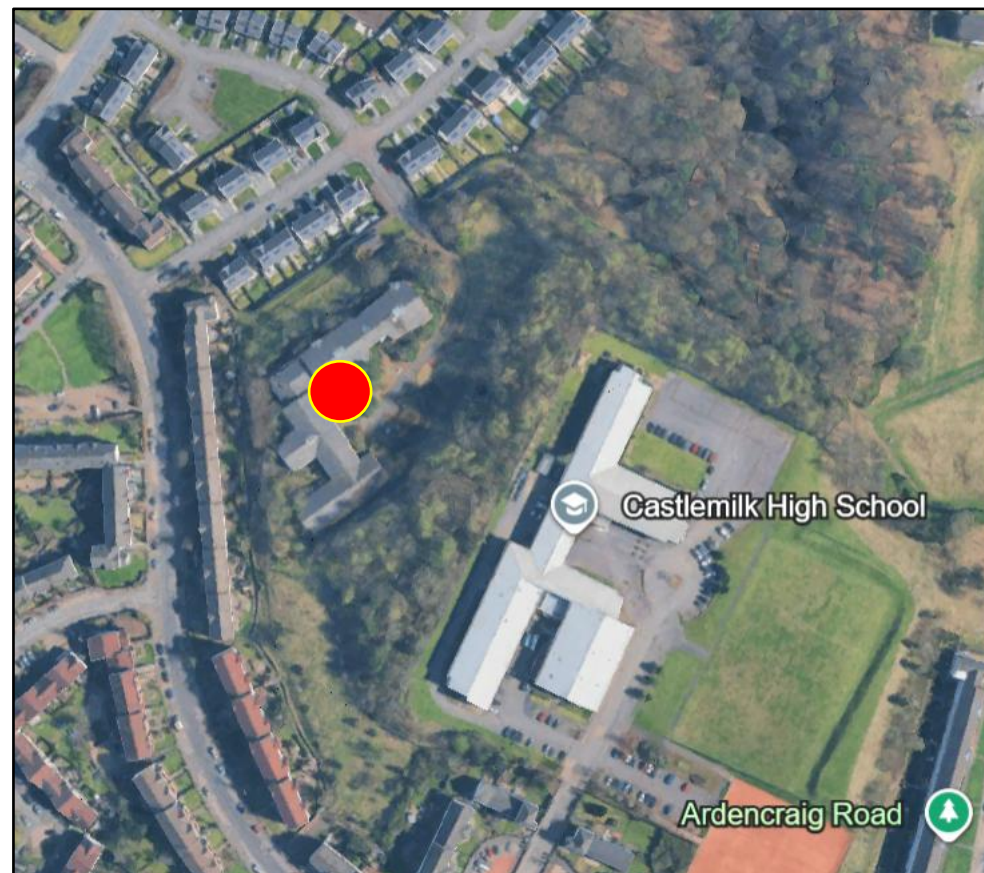
Glasgow International Airport lies just 12.5 miles to the west of the site, with Glasgow City Centre and beyond easily accessible by both road and public transport.

Description

The premises sit within a site stretching to approximately 5.46 acres in total.

The present accommodation consists of a two-storey and part single-storey steel framed building with external brick construction under a tiled, pitched roof. The property benefits from gas fired central heating and secure entry doors. Rainwater goods are uPVC and the property is double glazed with uPVC framed doors and windows throughout. The premises have been vacant for a number of years and offer the opportunity for refurbishment, repositioning or redevelopment, subject to obtaining the necessary consents.

Current ground floor accommodation contains 52 en-suite single rooms with various kitchen, lounge, dining and laundry areas. The first floor currently contains 36 en-suite single rooms with various lounge, visitor rooms and office facilities.



Terms

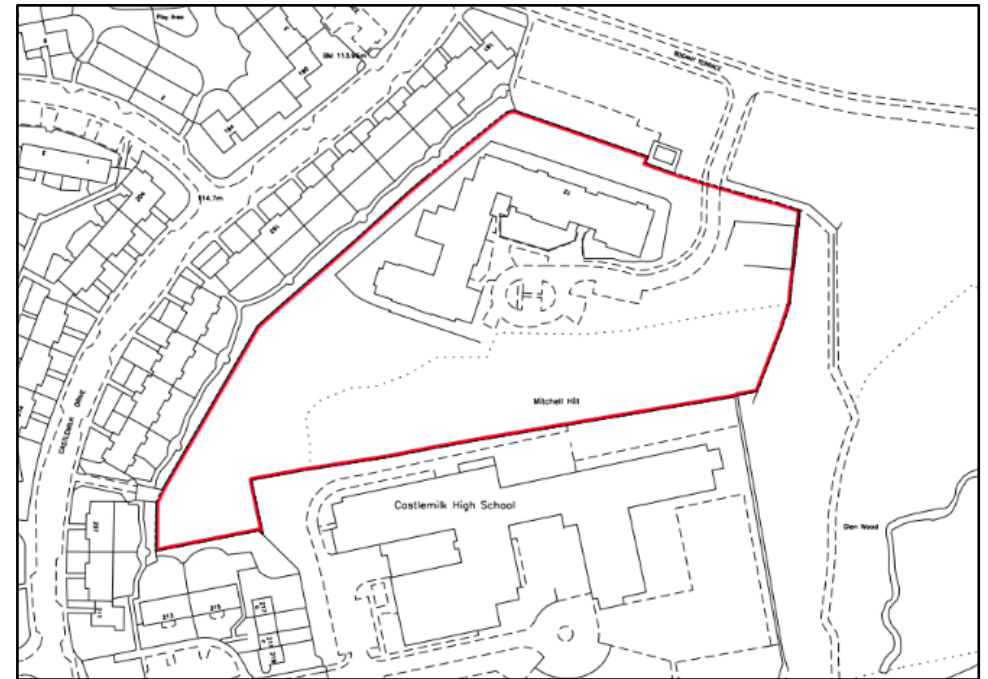
Unconditional offers are invited for the Heritable (Freehold) Interest in the property. For full details and quoting terms, please contact the sole selling agents.

Planning

The property has historically operated as a residential care home. Given the development potential we would encourage interested parties to make early contact with the Planning Department at Glasgow City Council.

Energy Performance Certificate

A copy of the current EPC is available upon request.



Legal Costs

Each party will be responsible for paying their own legal costs incurred as a result of this transaction.

VAT

The property is not opted to tax for VAT purposes.

Business Rates

We understand the Subjects have a Rateable Value of £200,000 at present. Interested parties should make their own enquires in this regard.

Access to a data room containing further information is available upon request.
For more information or to arrange a viewing, please contact one of our agents:

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2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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