



Barnbeth Road, Pollok, G53 5YR

Development / Retail For Sale, Pollok

Summary

Tenure	For Sale
Price	£390,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Clear Site
- Site Area: 1.328ac
- Planning For Retail & Take Away Parade
- Centre of Densely Populated Area
- Development Site
- Price o/o £390,000

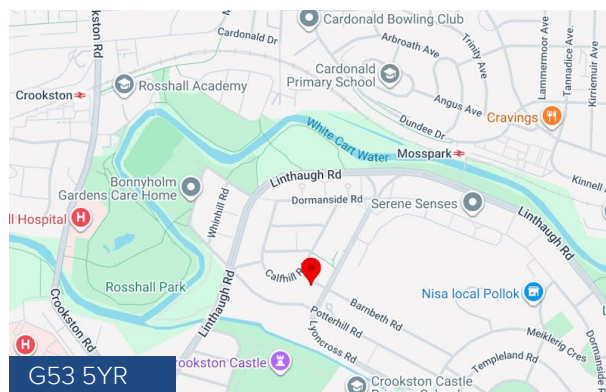
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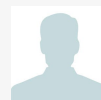
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Description

Barnbeth Road, Pollok, Glasgow, G53 5YR offers a prime development opportunity within a densely populated residential area, extending to approximately 1.328 acres. Positioned at the junction of Barnbeth Road and Lyoncross Road, the site benefits from recent regeneration and significant surrounding housing growth, with limited competing commercial provision nearby. Planning consent has been granted for a retail and takeaway parade comprising five single-storey units with aluminium glazed frontages and dedicated parking for 27 vehicles, including potential for hot food uses (subject to planning). The site is regular in shape, partially elevated, and benefits from all mains services, with alternative potential for residential development. Available for offers over £390,000, this represents an excellent opportunity for developers seeking a well-located, consented scheme in an established and growing catchment.



Viewing & Further Information



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TSA Property Consultants

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Centre of Densely Populated Area

- Clear Site
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- Planning For Retail & Take Away Parade
- Price o/o £390,000

LOCATION

The site is situated on the north side of Barnbeth Road, at its junction with Lyoncross Road within the suburb of Pollok. Pollok has seen extensive regeneration in recent years with substantial housing developments at the westernmost side of the site.

The area is characterised by dense residential dwellings with a small offering of commercial options nearby by way of a monopolised single storey commercial parade.

SUBJECTS

The subjects comprise a regular shaped site on a partially elevated position overlooking Lyoncross Road. The site benefits from all mains services.

Property

The site extends to approx 1.3Acres with the proposed development forming 5 x single storey commercial units set within an enclosed parade with private parking accommodating 27no cars.

Planning will show that each unit will benefit from an aluminium framed and glazed frontage with potential for 2 no hot food units (subject to planning)

The site previously house 1 large industrial unit with vehicle access, planning has now been obtained for individual retail units with private parking. The site may lend itself to residential conversion.

NAV/RV

The units will be assessed by the local authority upon completion of the development



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Centre of Densely Populated Area

AREA

The site itself extends to 1.328Acres

SALE

Our client would dispose of their freehold interest for o/o £390,000

TITLE

Available on request

LEGAL

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

TSA Property Consultants

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Property Misdescription Act 1991:

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