



## 9 Gladstone Avenue, BARRHEAD, G78 1QT

- Site is suitable for redevelopment
- The site area is 0.188 Hectares (0.466 Acres)
- Benefits from existing planning consent
- Offers are invited for the Heritable Interest



**LOCATION:**

The subjects are located in the town of Barrhead which is situated approximately eight miles to the south west of Glasgow city centre, within the district of East Renfrewshire. The subjects are located within the town centre of Barrhead on Gladstone Avenue which is accessed from the B771 Cross Arthurlie Street that forms one of the principal arterial routes to and from Barrhead.

**DESCRIPTION:**

The site was historically used as a plastic factory and today there remains the currently dilapidated building on site. The site itself is accessible via a, pend through the tenement or by a vehicular access lane at the end of the terrace. The subjects are secured by brickwork walls and also steel gates for the pedestrian and vehicular access.

Due to the location and the surrounding uses the site would suit a wide variety of uses, subject to planning.

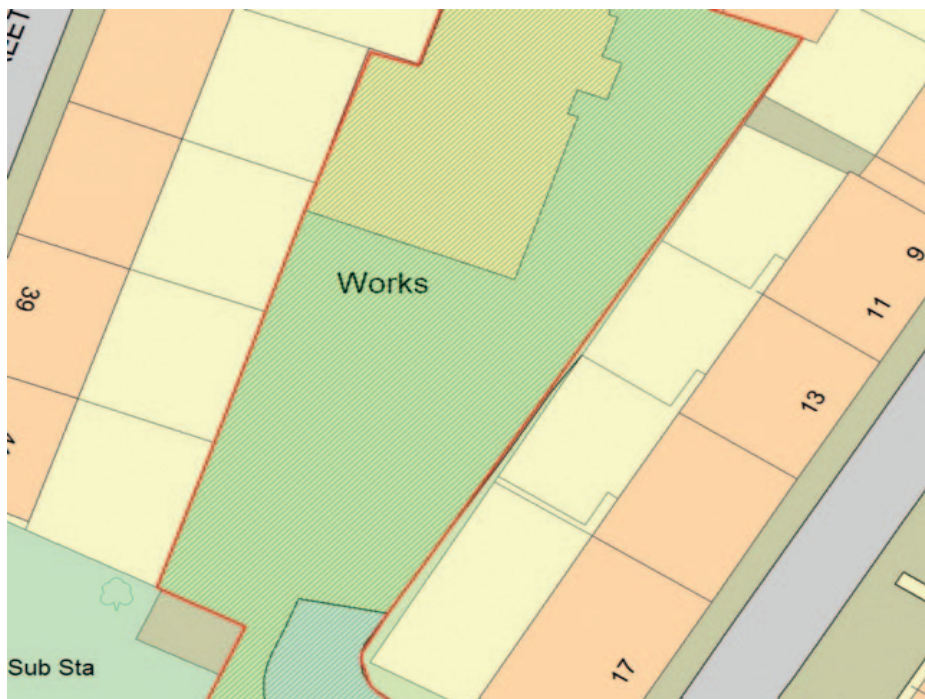
**PLANNING:**

The site currently has an industrial use but has previously had consent for other uses including a residential development scheme and a children's nursery.

Please note that all planning enquiries should be made directly to East Renfrewshire Council Planning Department.

**SITE AREA:**

According to Promap Digital Mapping the site extends to approximately 0.188 Hectares (0.466 Acres).

**RATEABLE VALUE:**

The site is entered in the current Valuation Roll with a Rateable Value of £22,250. The Poundage Rate for 2016/2017 is £0.484.

**ASKING TERMS:**

Offers are invited for the Heritable Interest in the subjects.

**V.A.T.:**

Unless otherwise stated all figures, prices, etc., are quoted exclusive of VAT.

**LEGAL COSTS**

Each party will bear their own legal costs in respect of any transaction of this site.

**VIEWING & FURTHER INFORMATION**

Strictly by appointment through:

Messrs Graham + Sibbald

233 St Vincent Street

Glasgow

G2 5QY

**To arrange a viewing contact:**

**Terry McFarlane**

Head of Agency

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0141 567 5397

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