

RUTHERGLEN GATEWAY COM

**For Sale / May Let
In Whole or In Part**

+ Major Mixed Use Opportunity

+ Cleared Site
5.2 acres (2.1 Hectares)

Dalmarnock Road,
Glasgow G73 1NY

**AVISON
YOUNG**





A major mixed use commercial development opportunity for sale or to let as a whole or in part.

Strategic location at the heart of the East End of Glasgow.

The property is held Feuhold. (equivalent of English Freehold)

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LOCATION

Fronting onto Dalmarnock Road one of the main arterial roads connecting the M74 to the East End of Glasgow the site lies 3.6 miles (5.8km) south east of Glasgow City Centre, on the outskirts of the town of Rutherglen.

Junction 2 of the M74 is within 0.8 miles (1.2km) of the site providing excellent transport links to the Scottish Central belt and subsequently on to the wider UK motorway network.

The area is well served by public transport, regular bus services operates from Dalmarnock Road and Dalmarnock Railway Station, located within 0.5 miles (0.8km), provides a fast and frequent rail service to Glasgow City Centre in less than 10 minutes.

Glasgow Airport is a 15 minute drive, approximately 11 miles (18km). It is the primary airport serving the west of Scotland and is the principal transatlantic and direct long-haul entry airport into Scotland.

SITUATION

The site forms part of the Farme Cross District Centre and occupies a highly prominent position fronting onto the east side of Dalmarnock Road at its junction with Downiebrae Road.

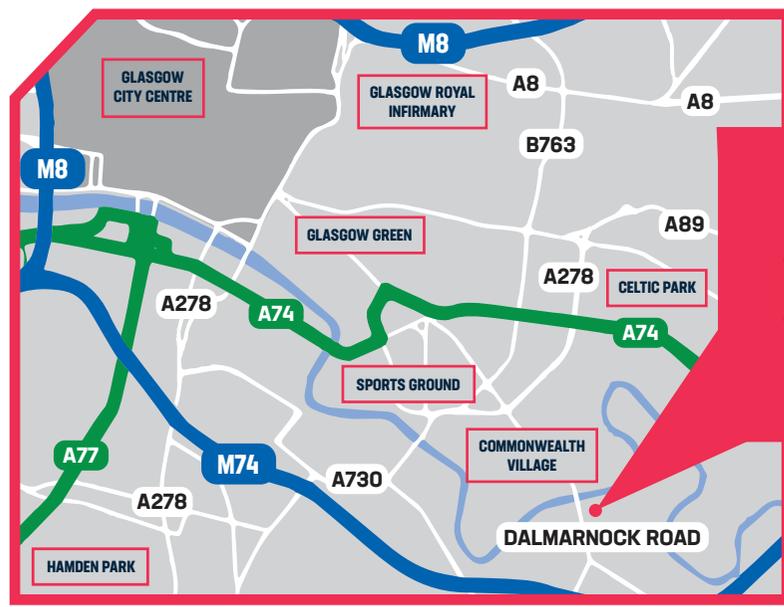
The surrounding area is one of mixed use with a range of commercial occupiers which includes Tesco, McDonald's, KFC, Arnold Clark and Safestore. A new Starbucks and Home Bargains are currently under construction

The area has seen large scale commercial and residential investment and development in recent years.

800 new homes are being built by Springfield, Laurel Homes and Link immediately to the north west of the site with further phases to the former Commonwealth Village expected soon

The Royal Burgh of Rutherglen falls within South Lanarkshire which forms part of the Greater Glasgow conurbation and has a population of 31,401.

The site is within a Regional Development Area and the area served by the Clyde Gateway Regeneration Zone. It is at the gateway between the City of Glasgow and South Lanarkshire.



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LOCAL VICINITY

The site is located at the heart of one of the most successful regeneration projects in Europe.

Major new commercial, retail and housing developments are underway nearby bringing new life and vitality to the surrounding area.

800 new houses are under construction nearby with Starbucks and Home Bargains adding to the growing list of commercial occupiers.

This adds to the Commonwealth Games Athletes' Village developed in 2014 by City Legacy, located opposite the development site..

It is one of the most significant regeneration schemes in the UK providing a large residential community of 700 homes, comprising 400 affordable rent homes and 300 that were available for private sale as well as a 120-bed care home for the elderly.

The Emirates Arena and adjoining Sir Chris Hoy Velodrome, located within 1.2 miles (1.9 km) north of the subject site, form one of the most versatile structures of its kind in Europe. These state of the art facilities host international competitions, and aid the development of the next generation of Scottish athletes. They also provide first class training facilities for the local communities.

Celtic Park, home of the former European Champions, regularly attracts large crowds to football matches and other major events.

Adjacent to the site is the new Cuningar Loop Family Attraction which is drawing large numbers of visitors.

SITE AREA

The site extends to approximately 5.2 acres (2.1 Hectares).

DESCRIPTION

A vacant and cleared site fronting onto Dalmarnock Road at it's corner with Downiebrae Road.

PLANNING

The site has Planning Consent in Principle for mixed use including Class 1 retail, hot food takeaways, Class 3 restaurant and Class 11 Leisure.

A copy of the Decision Notice in respect of application CR/15/0040 dated 4th March 2016. This consent has recently been renewed. Information is available from the Sole selling Agent.

ENVIRONMENTAL

An environmental survey has been carried out and a copy of the full report is available upon request.

TENURE

The property is held Feuhold (equivalent of English Freehold)



Planning permission in principle granted for mixed retail / food and leisure uses.

Cleared Site: 5.2 acres (2.1 Hectares)

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M74

GLASGOW CITY CENTRE

RUTHERGLEN GATEWAY

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RIVER CLYDE

DALMARNOCK RAIL STATION

Springfield

COMMONWEALTH GAMES VILLAGE

A724

LINKHOUSING

safestore

home bargains



CITY LEGACY HOMES

TESCO

A724

Arnold Clark

PROPOSAL

The Sellers are seeking offers for the Feuhold (equivalent of English Freehold) interest, subject to conclusion of missives, for the site as a whole or in part.

FURTHER INFORMATION

Should you require further information please visit rutherglengateway.com or contact either:-

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