



LapsleyMcManus  
Property Consultants

# For Sale



## Small Area of Green Open Space

216/220 Kelvinhaugh Street, Glasgow G3 8QJ

### Location

Glasgow is Scotland's largest city and has a resident population in excess of 750,000 and a catchment of approximately 2,000,000.

The subjects are located on the west side of Sandyford Street, at its junctions with Kelvinhaugh Street and Eastvale Place within the Kelvinhaugh area of Glasgow, which lies around 1 mile west of the city centre.

The city is well connected to the national motorway network via the M8, M74, M80 and M77 motorways. The premises lie adjacent to the Clydeside Expressway providing excellent access to the M8 at Charing Cross.

The SEC Train Station is nearby, so too is Kelvinbridge Subway Station. There are regular bus routes linking the location with Glasgow City Centre along Argyle Street. Glasgow International Airport is located 5 miles west of the city centre, providing a wide range of both short and long haul destinations.

### Description

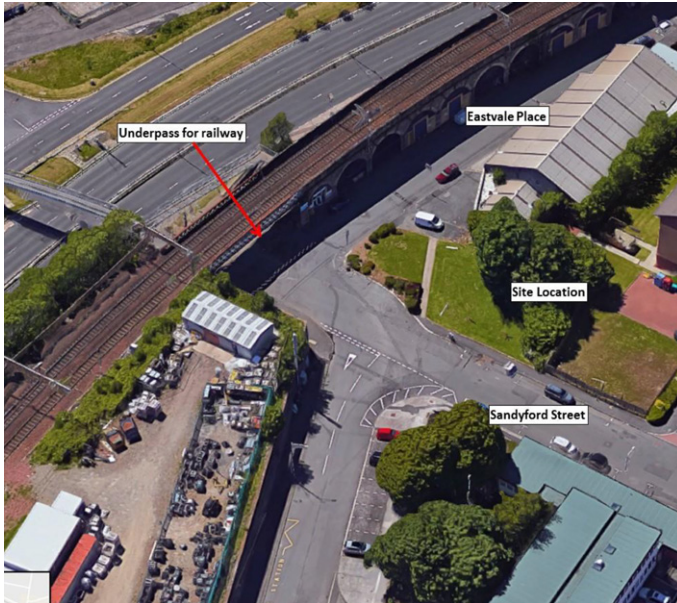
The subjects comprise a small section of ground designated as 'Green Open Space'.

### Site Area

401 sq m (0.10 acre)

AGENCY / INVESTMENT / VALUATION / RENT REVIEWS / RATING





## Planning

Parties wishing to discuss the planning designation should direct their enquiries to the Director of Planning, Glasgow City Council Development & Regeneration Services at 229 George Street, Glasgow, G1 1QU or tel: 0141 287 8555; email: [planning.enquiry@glasgow.gov.uk](mailto:planning.enquiry@glasgow.gov.uk)

## Sale Terms

Offers are invited for the heritable interest. Please contact the Selling Agents for price details.

## Legal Costs

Each party is responsible for their own legal costs and the tenant shall be responsible for lease registration costs and land tax as standard.

## VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

## Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



## Viewing

**Marc Erunlu**  
[marc@lapsleymcmanus.com](mailto:marc@lapsleymcmanus.com)

**Lapsley McManus Property Consultants**  
72 Waterloo Street, Glasgow G2 7DA

[info@lapsleymcmanus.com](mailto:info@lapsleymcmanus.com)

Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. January 2023.

**For further information please call today 0141 556 1222**