



**720 Edinburgh Road
& 5 Tynecastle Street,
Glasgow, G32 0AY**

- Mixed use opportunity
- Prominent site with frontage to Edinburgh Road
- Extends to a combined 789.46 sq. m. (8,497 sq. ft.)
- Site Area 0.299 hectares (0.74 acres)
- Suitable for a variety of uses (subject to planning)
- Rarely available Freehold opportunity



LOCATION

The subjects occupy a prominent site with frontage to Edinburgh Road (A8), at its junction with Carntyne Road in the Cranhill area of Glasgow, approximately four miles east of the City Centre. The property benefits from excellent road links, with access to the M8, via J11, approximately one mile from the subjects.

The property comprises a substantial split level site, with access from Edinburgh Road and Tynecastle Street.

DESCRIPTION

The subjects comprise a former petrol filling station and car showroom. The former filling station has an extensive frontage to Edinburgh Road and comprises an open site with kiosk building. The former car showroom is of portal frame construction and benefits from large secure yard areas to either side, and private off street parking.

ACCOMMODATION

We understand that the subjects extends to following approximate area:

720 Edinburgh Road

Site Area - 0.23 Acres

Kiosk GIA - 87.8 sq.m. (945 sq. ft.)

5 Tynecastle Street

Site Area - 0.51 acres

GIA - 701.66 sq.m. (7,552 sq. ft.)

Total

Site Area- 0.74 acres

GIA- 789.46 sq. m. (8,497 sq. ft.)

PRICE

Our client's preference is for unconditional offers for the subjects. Full details can be obtained from the selling agents.

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of:

720 Edinburgh Road - £15,000

5 Tynecastle Street - £60,000

VAT

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

ENERGY PERFORMANCE CERTIFICATE

Please contact the selling agents.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the purchaser will be liable for LBTT Extract Copies and VAT thereon.

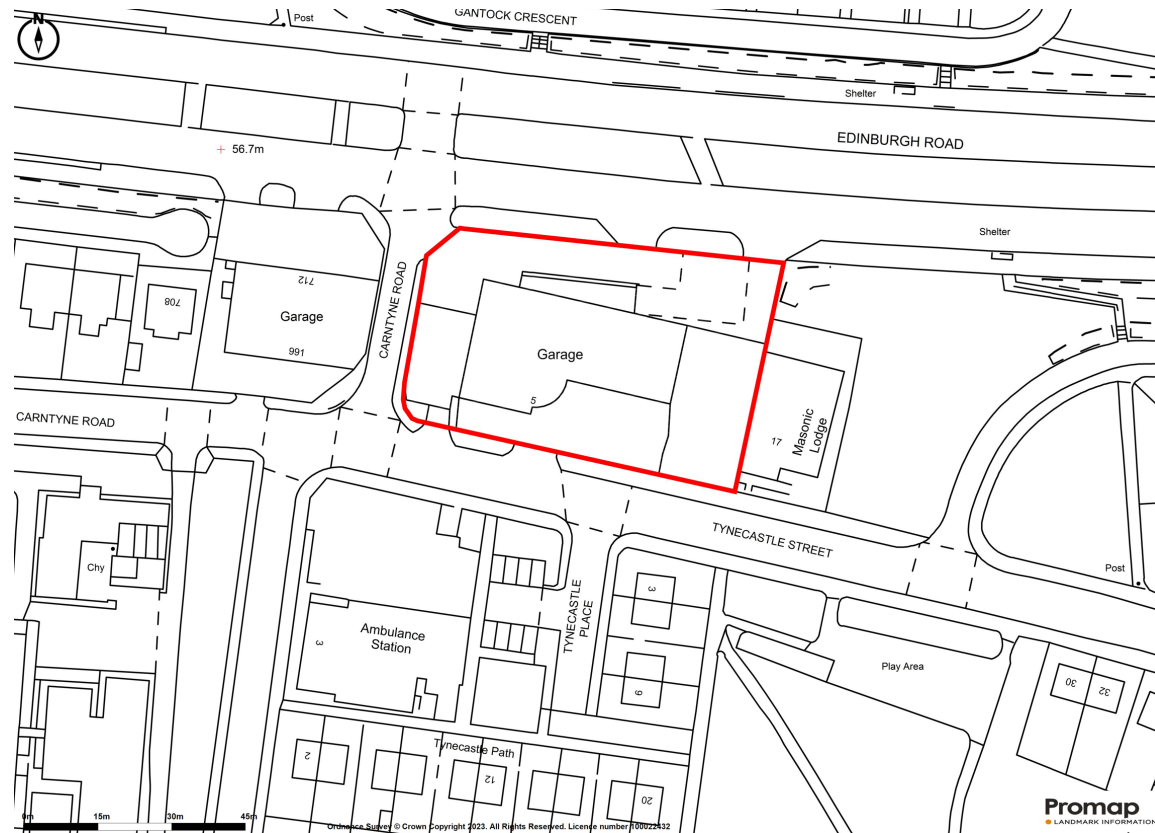
To arrange a viewing please contact:



Ryan Farrelly
Chartered Surveyor
ryan.farrelly@g-s.co.uk
0141 332 1194
07900 390 078



Terry McFarlane
Director
Terry.McFarlane@g-s.co.uk
0141 332 1194
07766 551 663



IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: January 2024