

# FOR SALE

## DEVELOPMENT OPPORTUNITY

FORMER PARKHEAD LIBRARY, BATHS & WASH HOUSE

64 & 80 TOLLCROSS ROAD, GLASGOW, G31 4XA

1,438 sq.m. (15,474 sq.ft) or thereby

**CITY  
PROPERTY  
GLASGOW**

**CITY  
PROPERTY  
INVESTMENTS**



# DEVELOPMENT OPPORTUNITY

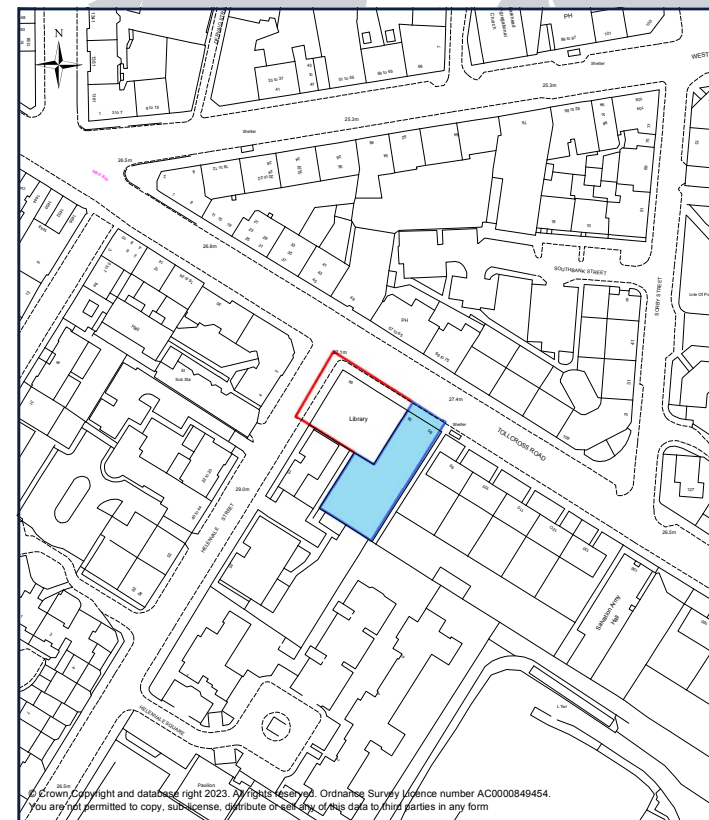
- On the instructions of Glasgow City Council (GCC) and City Property Glasgow (Investments) LLP (CPGI)
- Category B listed complex comprises Parkhead Library and the former Baths and Wash House (Steamie). Extending to a combined floor area of 1,438 sq.m. (15,474 sq.ft) or thereby.
- Located in a prominent position within Parkhead Cross Conservation Area.
- Best bids invited.

# LOCATION

The subjects are located in Parkhead Cross Conservation Area, approximately 2.5 miles (4 kilometres) east of Glasgow City Centre, situated on a prominent corner position of Tollcross Road at the junction with Helenvale Street, as indicated on the attached plan (red line for GCC ownership and blue shaded area for CPGI ownership).

The area is designated as a major town centre within Glasgow's City Development Plan and is mainly a residential area with traditional 4 storey sandstone tenement buildings with ground floor retail units.

The subjects are well placed and within easy reach of local amenities. Forge Shopping Centre is under a 10 minute walk and Tollcross Park is less than a mile away. There are also a number of sporting arenas nearby including Celtic Park, Emirates Arena and Sir Chris Hoy Velodrome.





# PARKHEAD LIBRARY, 64 TOLLCROSS ROAD

## DESCRIPTION

Parkhead Library was completed in 1906 and is one of Glasgow's Carnegie-funded libraries, designed by architect James R Rhind. The red sandstone building sits on a prominent corner position with a roof dome, topped with an ornate sculpture by William Kellock Brown.

The library has a traditional layout, concentrated on the ground floor, with the main access taken from Tollcross Road. The upper floor is used as office space and can be accessed internally via the library or externally from the side entrance at Helenvale Street.

Although the library is currently operational, the premises will be vacated prior to completion of sale.



## RATING ASSESSMENT

The Rateable Value effective from 1st April 2023:

- Ground Floor (Library) - £21,750
- Upper Floor (Office) - £4,300

## ACCOMMODATION

We have measured the approximate Gross Internal Areas (GIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

First Floor	152.3 sq. m	1,639 sq. ft
Ground Floor	504.7 sq. m	5,433 sq. ft
Total	657.0 sq. m	7,072 sq. ft



# THE FORMER 'STEAMIE' 80 TOLLCROSS ROAD

## DESCRIPTION

The former 'Steamie' has a 3-storey front to Tollcross Road also of red sandstone construction linked to a brick warehouse and high chimney to the rear, designed by city engineer, A B MacDonald, and built circa 1905.

The building was reconfigured to be utilised as office and training accommodation in the 1990s. There is no elevator provision within the building, and access is taken from Tollcross Road.

## RATING ASSESSMENT

The Rateable Value effective from 1st April 2023:

- Part Grd (East), 1st & 2nd Floor (Office) - £28,000
- Part Grd, 1st & 2nd Floor (Office) - £15,400

## ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition), to arrive at the following approximate Gross and Net Floor Areas:

2 <sup>nd</sup> Floor offices (NIA)	93.8 sq. m	1,009 sq. ft
1 <sup>st</sup> Floor offices (NIA)	86.3 sq. m	929 sq. ft
Ground office/reception (NIA)	55.4 sq. m	596 sq. ft
Ground Floor Café Area (NIA)	26.3 sq. m	283 sq. ft
Warehouse (GIA)	518.8 sq. m	5,585 sq. ft
Total	780.6 sq. m	8,402 sq. ft



# PLANNING

The [National Planning Framework 4](#) (NPF4) is a long-term plan for Scotland that sets out where development and infrastructure is needed. It was adopted in February 2023 and combines a National Spatial Strategy and National Planning Policies for the management of our shared environment. The statutory development plan for any given area of Scotland consists of the National Planning Framework and the relevant local development plan(s). Policy 7, within Part 2 of NPF4, deals with historic assets.

Glasgow City Development Plan was adopted on 29 March 2017.

The City Development Plan does not identify land use zones to direct particular types of development. Instead, Policy CDP1 Placemaking encourages development to be informed by a place based approach, which means new development should be responsive to its context and seek to build upon the benefits of proximity. It is critical that new development is compatible with existing and future uses.

The B-listed complex may be suitable for conversion to several uses such as residential, Class 4 business, leisure, studio space and other uses which are compatible in a residential area. Any such proposal will require to be accompanied by a strong supporting planning case and would generally be considered based on repair, retention and adaptation of the existing complex in order to secure the long-term future of the historic asset.

The Historic Environment Scotland [Managing Change in the Historic Environment: Use and Adaptation of Listed Buildings](#) should be a useful guide for development.

*For detailed Development Management feedback on proposals, [Pre-Application Guidance](#) may be provided.*

The following adopted City Development Plan policies of particular relevance to this development opportunity include: -

- CDP 1 - The Placemaking Principle
- CDP 2 - Sustainable Spatial Strategy
- CPD 9 - Historic Environment
- CDP 11 - Sustainable Transport

This is not an exhaustive list of policy considerations.

\* All policies require to be read in conjunction with the relevant supplementary guidance which outlines the detailed requirements of the planning authority.

For further information and to view please see the [Glasgow City Development Plan](#).

## VAT/LEGAL COSTS

The purchaser shall be responsible for the payment of VAT and Land and Buildings Transactions Tax (LBTT) incurred in connection with this transaction. Each party will be responsible for bearing their own legal costs.

Please note that The Library has currently **NOT** been VAT elected, but the Baths and Wash House (Steamie) **ARE** VAT elected.

## TENURE

The heritable interest in both buildings is for sale. Offers for one or both buildings may be considered.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate for each building is available upon request.

## SERVICES

It is understood that mains water, electricity, gas and drainage are available to the site. It will be the responsibility of the purchaser to ensure that required services are available and adequate for the proposed development.

## TECHNICAL INFORMATION

Service plans, floor plans and further information are available in our data room via Sharepoint, which can be accessed upon request.

## CLOSING DATE

Both Glasgow City Council and City Property Glasgow (Investments) LLP are seeking best bids for their interests in each property and will consider both unconditional and conditional offers.

Notification of any closing date will be issued to all prospective bidders who have registered their interest by submitting full contact details via our website: Parkhead Library & Steamie or by emailing: [marketing@citypropertyglasgow.co.uk](mailto:marketing@citypropertyglasgow.co.uk), quoting "Interested Party - Parkhead Library &/or Steamie". If your interest is only for one building, please confirm this in your email.

Whilst City Property (Glasgow) LLP will endeavour to advise all parties who have registered their interest of any closing date, it is the responsibility of interested parties to ensure they are aware of the closing date. As such bidders are strongly advised to check [www.citypropertyglasgow.co.uk](http://www.citypropertyglasgow.co.uk) to ensure that they are aware of the closing date and fully informed of the correct procedures for submitting a bid.

# VIEWING & FURTHER INFORMATION

City Property (Glasgow) LLP

Exchange House, 229 George Street, G1 1QU



Interested parties wishing to view the subjects should register via our **website**, email **marketing@citypropertyglasgow.co.uk** or telephone 07341 778 287

This property and others may be viewed on our website at:

**[www.citypropertyglasgow.co.uk](http://www.citypropertyglasgow.co.uk)**

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## Important Notice:

City Property (Glasgow) LLP for themselves and for the vendors of this property, whose agents they are, give notice that: (i) the particulars are set out as a general outline only for guidance of intending purchasers and do not constitute nor constitute part of an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of City Property (Glasgow) LLP has any authority to make or give any representation of warranty whatever in relation to this property, (iv) City Property (Glasgow) LLP does not bind itself to recommend acceptance of the highest or indeed any offer and on supplying particulars is not issuing instructions and will not therefore bear any liability for Agent's or other fees. Photographs and Particulars August 2024.

Keeping your data safe and secure is important to us and our new privacy policy aligns with the data protection law introduced on 25 May 2018. The changes don't alter the way we use and protect your personal information but make it easier for you to find out how we use it. There is nothing you need to do but you can visit <https://www.citypropertyglasgow.co.uk/privacy/> to find out more. If you do not have access to a computer or if you prefer, a hard copy of the privacy statement can be sent to you. For this please contact City Property (Glasgow) LLP on 0141 287 6161 or email [info@citypropertyglasgow.co.uk](mailto:info@citypropertyglasgow.co.uk)