

GRAHAM + SIBBALD

Chartered Surveyors and Property Consultants

CITY
PROPERTY
INVESTMENTS

TO LET / MAY SELL

SUBSTANTIAL DEVELOPMENT OPPORTUNITY

Adelphi Centre, Commercial Road, Glasgow, G5 0PQ

Extends to approximately 3.48 acres (1.41 ha)

Rare opportunity to secure a major riverfront site

Would suit a variety of uses (STP)

Part income producing

WATCH VIDEO | ▶

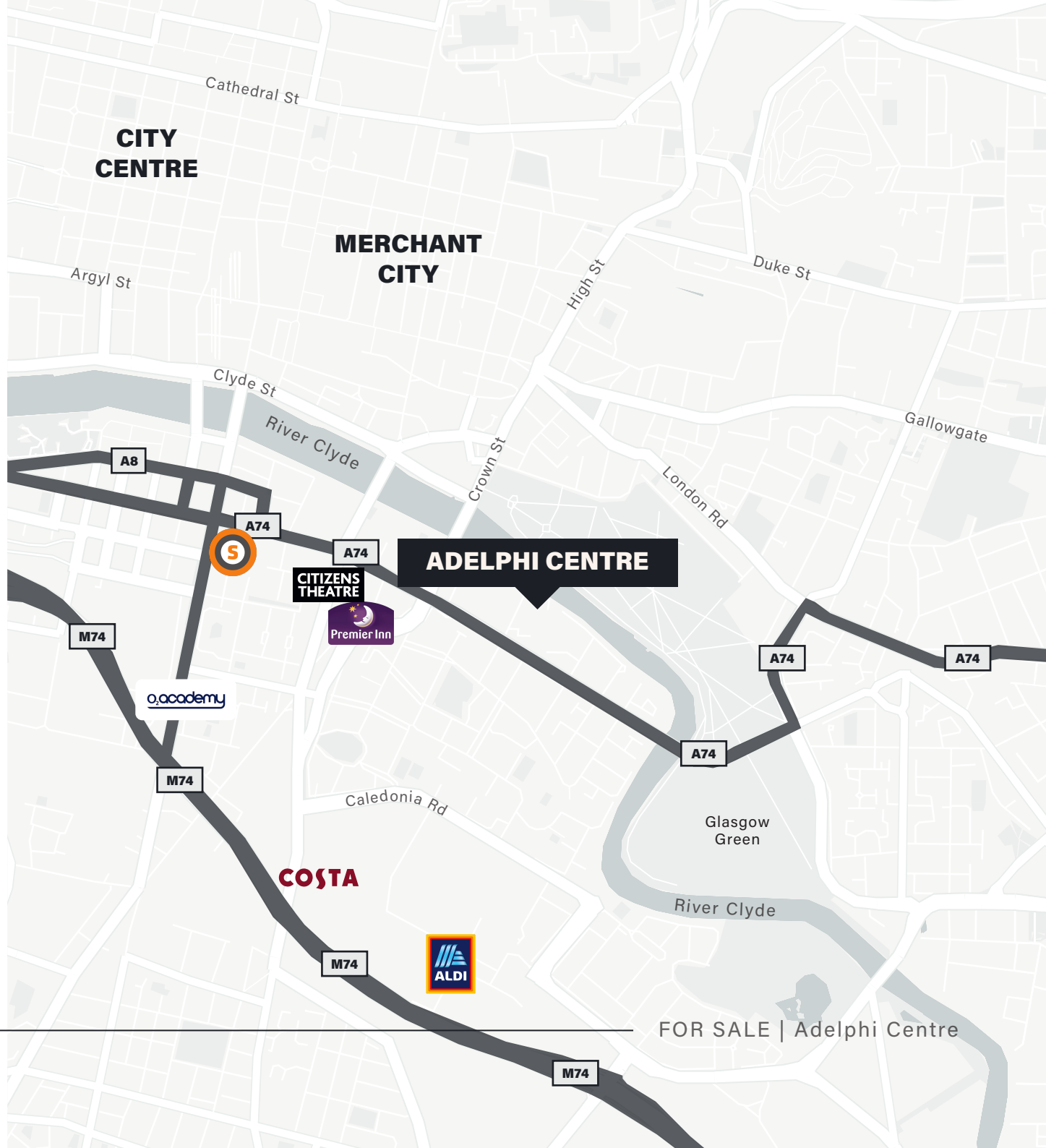
LOCATION

The property is located immediately adjacent to the south bank of the river Clyde. The site boasts a substantial riverside frontage, with clear uninterrupted views across to Glasgow Green, and the wider city.

The site has vehicular access from both Commercial Road and Florence Street, coupled with easy pedestrian access to the city centre, via Crown Street bridge, located some 200m from the site.

This area of the city has seen considerable development activity in recent years, with numerous residential developments along with commercial activity, such as Crown Street Retail Park.

Nearby notable neighbours include City of Glasgow College, Glasgow Club, Premier Inn and the O2 Academy



FOR SALE | Adelphi Centre

DESCRIPTION

The subjects comprise a former school, built in the 1960's formed of two L shaped two storey buildings with associated car parking and servicing areas, on a site of some 3.48 acres.

The current buildings are of concrete frame construction, under a flat roof and extend to a total of some Net Internal Area of some 4,798sqm (51,650sqft).

There are 144 car spaces on the site.

The opportunity provides a substantial and highly prominent riverside frontage, with direct views to Glasgow Green and beyond.



TENANCY

The buildings are currently part occupied by a variety of tenants. All leases are currently running on a month to month basis and can be terminated at short notice.

The current rent roll from these short term leases is **£200,834.50 per annum.**

Full details of tenants and copies of agreements can be provided.

PLANNING

Given the development potential of the site we would encourage all interested parties to make early contact with the Planning Department at Glasgow City Council.

A detailed planning brief is available in the data room.

VAT

The property has been elected for VAT.

TERMS

Offers are invited for the long leasehold or heritable title (similar to freehold). For full details please contact the agents.



SITE AREA

The site extends to approximately 1.41 hectares (3.48 acres), with extensive river frontage and access from both Commercial Road and Florence Street.



FOR SALE | Adelphi Centre



FURTHER INFORMATION

For further details, please contact the agents:

TERRY MCFARLANE

✉ terry.mcfarlane@g-s.co.uk

☎ 07766 551 663

ANGELA WHITE

✉ Angela.White@citypropertyglasgow.co.uk

☎ 07818 001 828

A Data Room is available with additional information.

IMPORTANT NOTICE

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