

# FOR SALE

## DEVELOPMENT SITE

WILLIAM STREET, GLASGOW, G3 8UR

SITE AREA APPROX: 852 SQ M (0.211 ACRES)

**CITY  
PROPERTY  
INVESTMENTS**

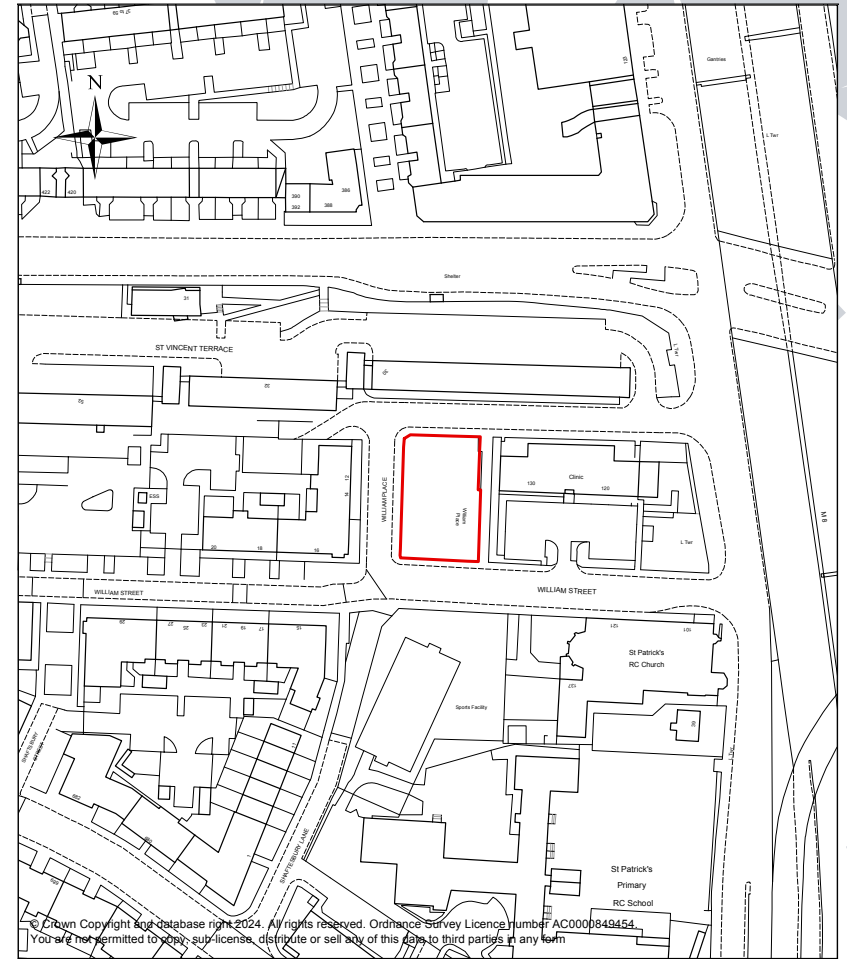


# DEVELOPMENT SITE

- For sale on behalf of City Property Glasgow (Investments) LLP
- Developable area approx. 852 sq.m. / 0.211 acres
- Suitable for a variety of uses (subject to planning)

# DESCRIPTION

The site is generally flat and rectangular in shape enclosed by metal railings. The site has remained undeveloped for a number of years. The path to the east of the site and William Street to the south are both adopted but from the information available both William Place and St Vincent Terrace to the north do not appear to be adopted.



Ownership Plan

# LOCATION

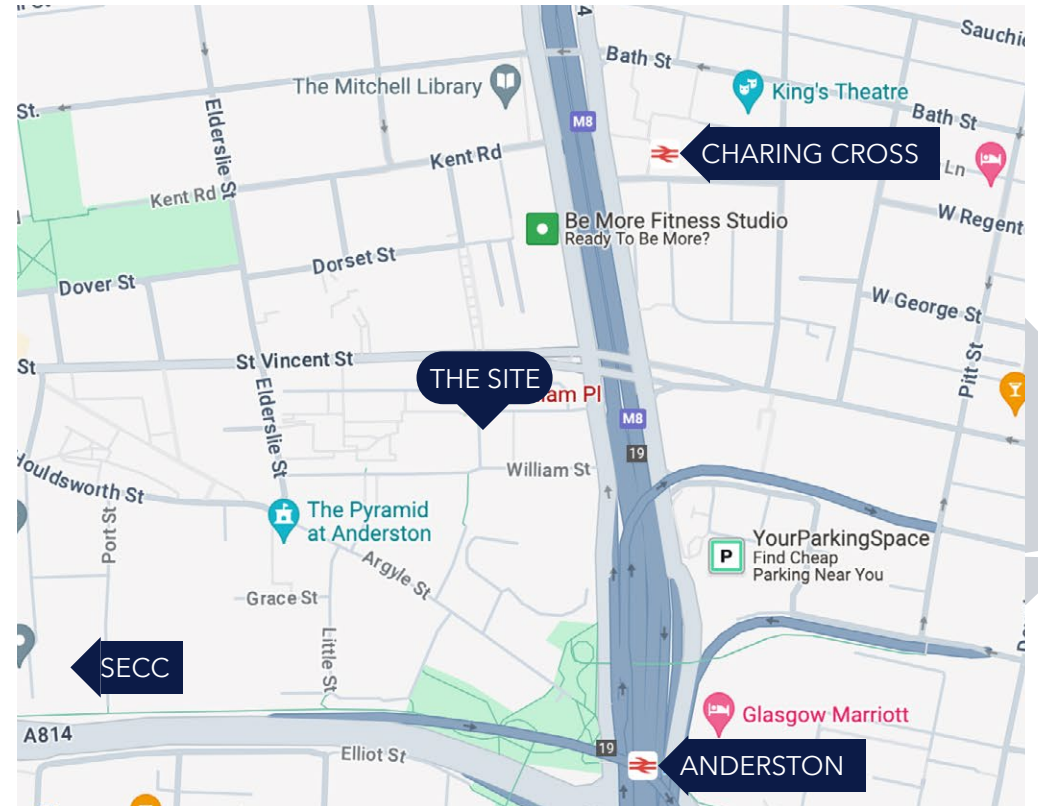
The site is located in the Anderston area of the city sandwiched between the western edge of the city centre and the Finnieston area of Glasgow. The area is predominantly residential although within walking distance to the City Centre and the commercial/leisure offering in Finnieston, with the SECC Campus also close by. The site lies immediately south of St Vincent Street and surrounded by St Vincent Terrace to the north, William St to the south, William Place to the west and the NHS William Street Clinic immediately to the east. The site is well connected with easy access to the M8 and Clyde Expressway, rail access is also available with both Anderston and Charing Cross stations only a short distance from the site. The area is also well served with public transport and local schools.

# TENURE

The heritable interest (Scottish equivalent to English Freehold) in the site is offered for sale.

# VAT/LEGAL COSTS

The purchaser will be responsible for the payment of VAT and Land and Buildings Transaction Tax (LBTT) incurred in connection with the transaction. Each party will be responsible for their own legal costs. It should be noted that the site is currently not opted to tax.



MAP DATA © 2024 GOOGLE

## PLANNING

The site may suit a number of uses and interested parties should make their own enquiries in respect of their proposed use.

## GENERAL GROUND CONDITIONS

A Geotechnical Desktop Study is available on our data room, together with service plans.

## 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 their proposed development.

## CLOSING DATE

**City Property Glasgow (Investments) LLP is looking for best bids for its interest in the site.**

Notification of the closing date will be sent to all prospective bidders who have registered interest in the property and provided full contact details at our website <https://www.citypropertyglasgow.co.uk/buy/property/site-william-street>

Please note that all compliant bids will be assessed by the extent to which the proposals meet the guidelines provided within the marketing brief along with the subsequent closing date letter and "Submitting Parties Information Guidance" which will be sent to all registered parties. Whilst City Property will endeavour to advise all parties it is the responsibility of interested parties to ensure that they are aware of the closing date and as such they should regularly check the City Property website for updates.

## FURTHER INFORMATION

Further information is available on request which includes

- Service plans
- Site plan
- Desktop Ground Condition Report

# CONTACT DETAILS & FURTHER INFORMATION

City Property (Glasgow) LLP

Exchange House, 229 George Street, G1 1QU



For further information contact:

**Jacqui Morton**

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Interested parties wishing to view the subjects should register via our **website**, email **[marketing@citypropertyglasgow.co.uk](mailto:marketing@citypropertyglasgow.co.uk)** or telephone 0141 287 6161

This property and others may be viewed on our website at: **[www.citypropertyglasgow.co.uk](http://www.citypropertyglasgow.co.uk)**

## 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)