

Plot of Land, 208 London Rd

GLASGOW, G40 1PB



A very rare opportunity to purchase a plot of land on Glasgow's London Road



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this unique opportunity to purchase a plot of land located on London Road, Glasgow. With the correct consent, the site would be excellent for residential development.

THE PLOT



This wonderful plot currently houses a one-story commercial building which is now inhabitable. The building was once a retail premises but now offers the next owner a plethora of opportunities, subject to planning consent. The plot itself is located within The Gallowgate area of Glasgow which has been identified within the East End Local Development Strategy as one of two significant 'Corridors of Change' within a major regeneration project being championed by Glasgow City Council.

Planning: No planning is in place.

Site Area: Approx 220 sqm.

Services: Mains available on site (electricity, gas and water).





on the door step of the famous 'Barras' market



THE LOCATION

Located in the city's Gallowgate area of Glasgow and on the doorstep of the famous 'Barras' market London Road is situated within a bustling area to the East of the city within a high footfall area.





The site benefits from close proximity to Glasgow City Centre. Quick and easy access is also available to the M74 motorway. Key bus routes operate regularly in the location. Further afield, the M74 leads south, while slip roads can be taken to the M73 north or M8 east to Edinburgh.

A winning combination of amenities are close by from world-class sports facilities, green spaces, shops and more leisurely pursuits, London Road is perfectly placed to offer the best in lifestyle opportunities.

London Road and Glasgow city centre is easily accessed by car, train and bus services throughout the day and night.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
CONNIE NUGENT
Commercial Valuer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.