Appendix 3

GRAHAM + SIBBALD

FOR SALE / MAY LET

REDEVELOPMENT OPPORTUNITY ON THE INSTRUCTIONS OF **GLASGOW KELVIN COLLEGE**

75 Hotspur Street, Glasgow, G20 8LG

Glasgow Kelvin College

VIDEO

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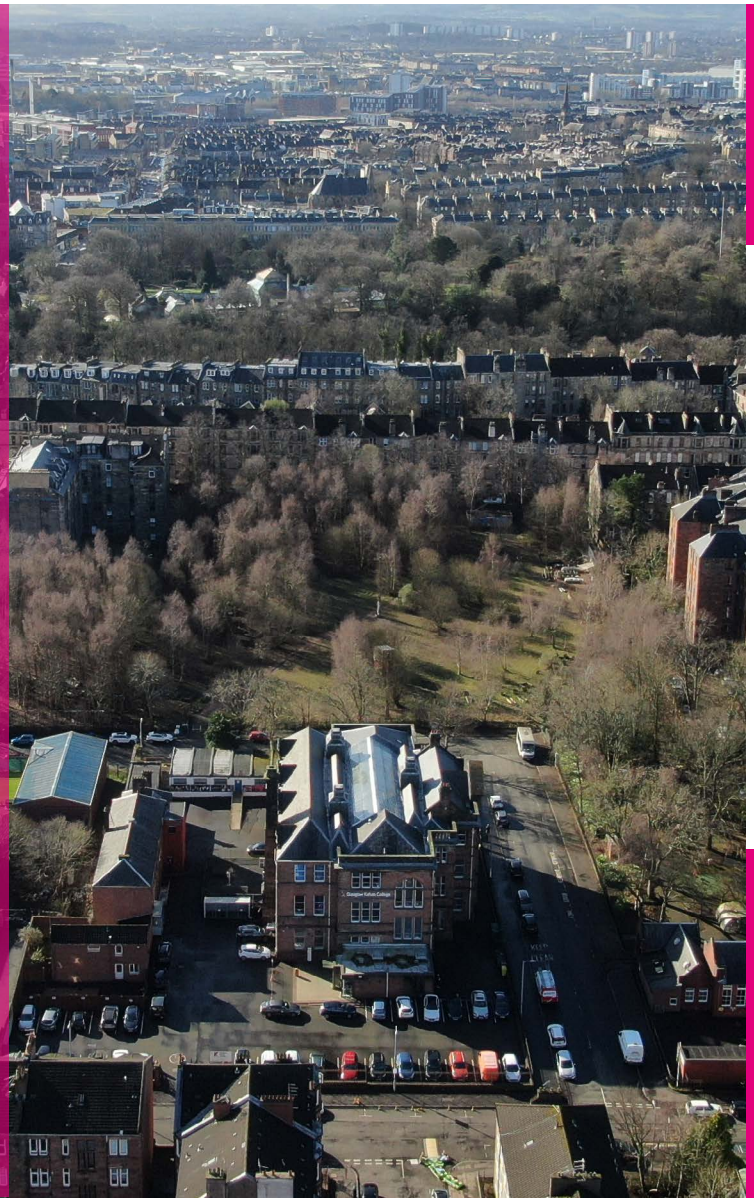
OVERVIEW

- Former school building constructed circa 1900
- Close proximity to Byres Road, Great Western Road and Queen Margaret Drive, Kelvingrove Park and Botanic Gardens
- Located within easy commuting distance of Glasgow city centre
- Potential for educational uses
- May suit owner occupier
- Redevelopment Opportunity within Glasgow's desirable West End
- Potential for redevelopment to residential or commercial uses subject to the necessary consents
- Main building extends to approximately 1,860.33 sq.m. (20,025 sq.ft.)
- Site area extends to approximately 0.48 hectares (1.19 acres)
- Offers invited

LOCATION



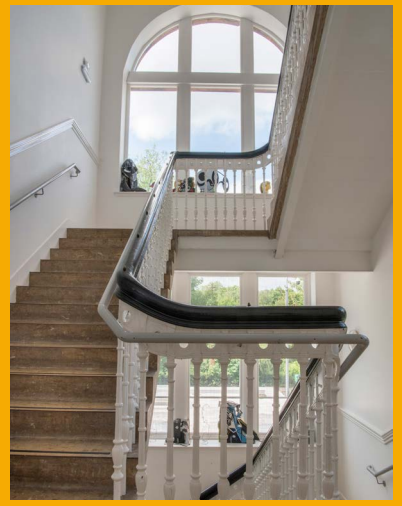
Glasgow is Scotland's largest city with a population in excess of 600,000 people. Over 60,000 students attend the five higher education institutions within Glasgow making it a young and vibrant city both to live and work in. Glasgow University, Strathclyde University and Glasgow School of Art are all institutions of world renown.

The subjects are located on the south side of Hotspur Street, at its junction with Northumberland Street in the North Kelvinside area of the city, in the heart of the West End. The location lies around 2.5 miles west of the city centre. Hotspur Street is located close to both Maryhill Road and Great Western Road, which are both main arterial routes, running northwest and west out of the city respectively. Great Western Road (A82) is a major trunk road that connects Glasgow with Inverness, Fort William and Oban. Hotspur Street is located just off Queen Margaret Drive, which links both Great Western Road and Maryhill Road.

The location is well served by access to the transport network. Access to the motorway network is available within 1.5miles on Great Western Road, at Junction 17 of the M8. This provides onward access to the national network via the M77, M73 and M80. Public transport is also close by with both Maryhill Road and Great Western Road being busy bus routes. Hillhead Underground Station is approximately a 15-minute walk to the south on Byres Road, and this provides access to the suburban rail network at Partick Station and the mainline network at Queen Street Station.

DESCRIPTION

The subjects comprise a fairly level and regularly shaped site upon which sits several buildings, including a three-storey, red sandstone building which was formerly a school building (Garrioch school), a number of smaller red sandstone buildings which are partly single and partly two storey, several modular portacabin type units and a two storey modern residential dwelling. There is a large surfaced car park facility with approximately 30 car spaces.



The main former school building, constructed in circa 1900, is laid out internally to provide office/studio and classroom accommodation over three levels, surrounding a feature central atrium.

The property is Category B listed by Historic Environment Scotland and is located within the Glasgow West Conservation Area.

The property has been comprehensively refurbished to include; new heating system, replacement timber windows and roof refurbishment.

ACCOMMODATION

MAIN BUILDING	SQ.M.	SQ.FT.
Ground Floor	832.94	8,966
First Floor	498.63	5,367
Second Floor	528.79	5,692
TOTAL	**1,860.33**	**20,025**

	SQ.M	SQ.FT.
Single Storey Building	92.10	992
Two Storey Building	372	4,004

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate gross internal areas:

Based upon the Promap Digital Mapping System, we understand that the site extends to approximately 0.482 hectares/1.19 acres.

OPPORTUNITY

The building represents an opportunity for an occupier to utilise the buildings in the current layout, or investor / developer to redevelop a landmark building in Glasgow.

Potential uses include residential, educational, offices and other commercial uses.

INFORMATION

TERMS
The property is offered for sale, with preference for unconditional offers.

Alternatively, our clients may consider a new Full Repairing and Insuring lease of negotiable length. Full details are available from the agents.

RATING
The subjects are entered in the Valuation Roll with a rateable value of £103,000.

The rate poundage for 2023/2024 is £0.498 in the pound.

PLANNING
The property is suitable for a variety of uses. Interested parties should make their own enquiries to Glasgow City Council's Planning department with regards to proposals for redevelopment – 0141 287 8555.

VAT
Unless otherwise stated all prices, premiums and rents are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE
An EPC has been prepared for the property and can be provided upon request.

LEGAL COSTS
Each party will be responsible for their own legal costs incurred in this transaction. For the avoidance of doubt any ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.

CLOSING DATE
As a closing date is likely to be set all parties are asked to confirm their interest to the agents.

VIEWING & FURTHER INFORMATION

STRICTLY BY APPOINTMENT THROUGH:

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