

DEVELOPMENT SITE FOR SALE RESTAURANT / HOTEL OPPORTUNITY



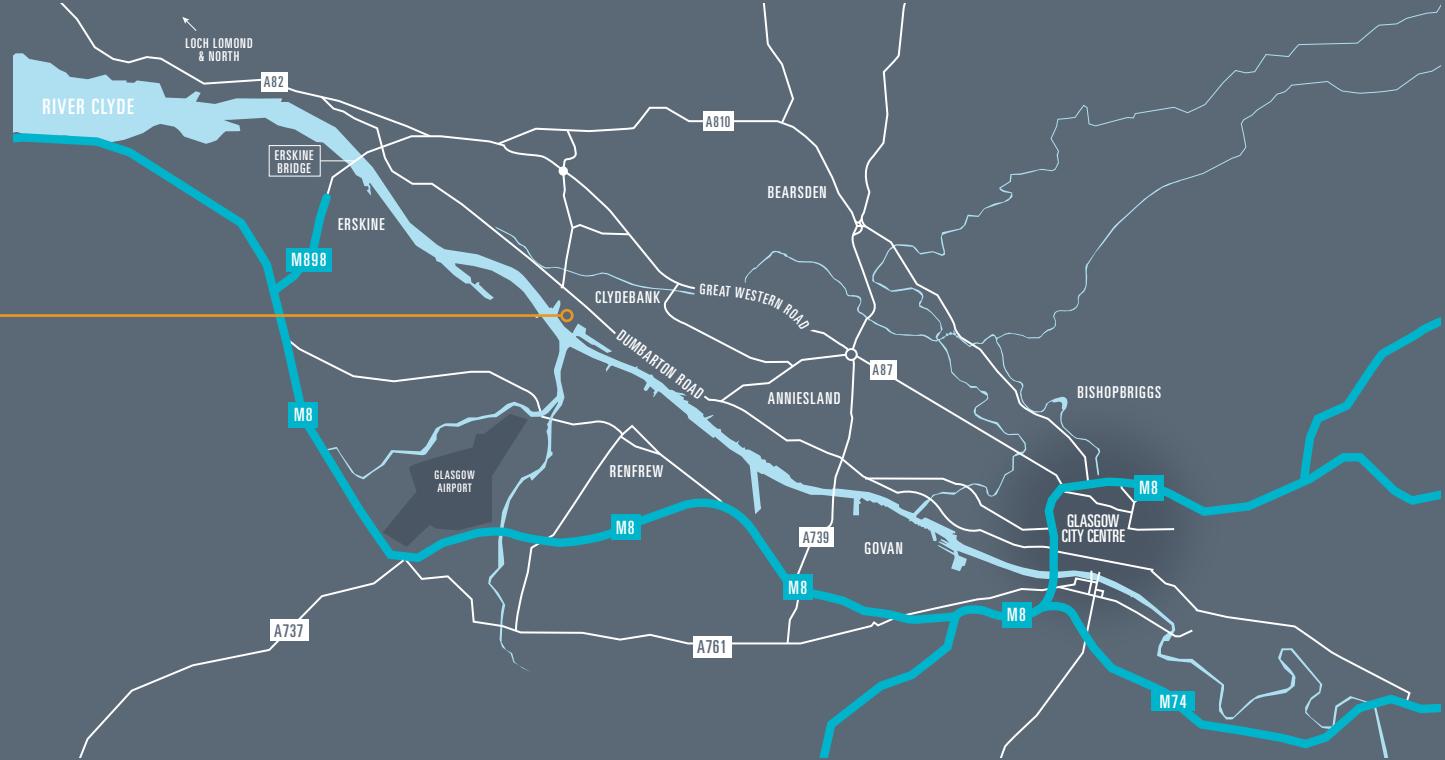
GARTH DRIVE
QUEENS
QUAY
CLYDEBANK, GLASGOW G81 1BF

- Unique development opportunity
- Level site c. 1.1acres
- Extensive frontage to the River Clyde
- Adjoining Clydebank Leisure Centre

GARTH DRIVE QUEENS QUAY

LOCATION

Clydebank is located on the north bank of the River Clyde and comprises the largest town in West Dunbartonshire with a population of approximately 30,000. The town is situated approximately 8 miles west of Glasgow city centre and is readily accessible from both the A814 (Dumbarton Road/ Glasgow Road) and A82 (Great Western Road) which is the main route from Glasgow City Centre to Loch Lomond and Scotland's West Coast. The catchment estimate is 260,000 within a 15 minute drive time.



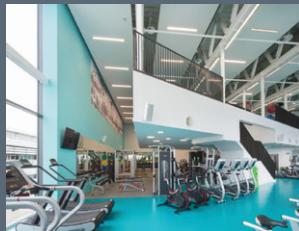


SITUATION

The site occupies an enviable position with extensive frontage to the River Clyde in an area of ongoing regeneration. Forming part of Queens Quay, the site lies in the shadow of the Titan Crane, also home to the new Clydebank Leisure Centre, Aurora House (West Dunbartonshire Council offices), Titan Enterprise Business Centre and West Scotland College. Neighbouring facilities include Clydebank Town Centre, Golden Jubilee Hospital, Clyde Marine Training and significant new housing under proposal.

DEVELOPMENT OPPORTUNITY

Our clients, Clydebank Property Company (being wholly owned by West Dunbartonshire Council) seek interest from developers and / or end users who will both compliment and benefit from the ongoing redevelopment of Queens Quay and the broader Clydebank catchment. In particular, it is considered the extensive Clydeside frontage and adjacency of Clydebank Leisure Centre will be of particular benefit to complimentary leisure uses in the form of both hotel and family restaurant offers.



TERMS

The site is offered for sale on a heritable basis, details upon application.

VAT

The site has been elected for VAT purposes.

CLOSING DATE

Interested parties are advised to register their interest with the appointed agents.

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers / tenants which will at a minimum include proof of identity / address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

FURTHER INFORMATION

The site is clearly demarcated and available for open viewing. Further information may be secured from the sole appointed agents:

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