1214, 1220 & 1224 TOLLCROSS ROAD, GLASGOW, G32 8HH

TO LET, PROMINENT YARD / CAR & VAN SALES SITE, POTENTIAL FOR RETAIL / TRADE-COUNTER / INDUSTRIAL / DRIVE-THRU / LEISURE USES (SUBJECT TO PLANNING)
0.17 – 0.53 ACRES

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Wickes
Arnold Clark
Jewson
Starbucks
Dulux Decorator Centre
Direct Flooring
Arnold Clark
McDonald's
KFC
DFS
Sterling Furniture
Matalan

Location

The subjects are located within the Tollcross area of Glasgow on the south side of Tollcross Road immediately opposite its junction with Amulree Street and approximately four miles east of Glasgow city centre.

Tollcross Road is a main arterial route with high volumes of passing traffic that connects with the city centre via the Gallowgate travelling west and Mount Vernon travelling east.

Convenient M74 motorway access is provided 0.5 mile south via Junction 2A that connects with the M73, M74 and M8 beyond. Access to public transport links are provided with regular bus routes operating on Tollcross Road itself whilst Carmyle Train Station is a 15-minute walk away south.

Nearby occupiers include Arnold Clark, Motorpoint, Van Monster, Direct Flooring, Starbucks, McDonald's, KFC, Sterling Furniture, Matalan and Dwell.

Description

- Fully serviced, level and regular shaped yard / car and van sales site
- Available for immediate occupation as a single site or capable of sub-division
- Fully serviced
- Tarmac surfaced
- 3 x gated entrance points
- Rear workshop buildings

Accommodation

1214 Tollcross Road	Let to car sales operator
1220 Tollcross Road	0.17 acres
1224 Tollcross Road	0.36 acres
TOTAL	**0.53 acres**

Planning

The subjects currently benefit from Sui Generis planning consent for motor vehicle sales, however, may be suitable for alternative uses including retail / trade-Counter / industrial / drive-thru / leisure uses (subject to planning).

Indicative layout plans showing the potential uses mentioned above are available via the agents.

Business Rates

1220 Tollcross Road	£9,200
1224 Tollcross Road	£5,600

Subject to fulfilling the set criteria, some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

Terms

The subjects are available on FRI terms, in whole or part, with quoting information available via the agents.

Viewing & Further Information

Via the joint sole letting agents

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