

# 137 - 151

# TRONGATE

GLASGOW G1 5HF



## FREEHOLD DEVELOPMENT OPPORTUNITY

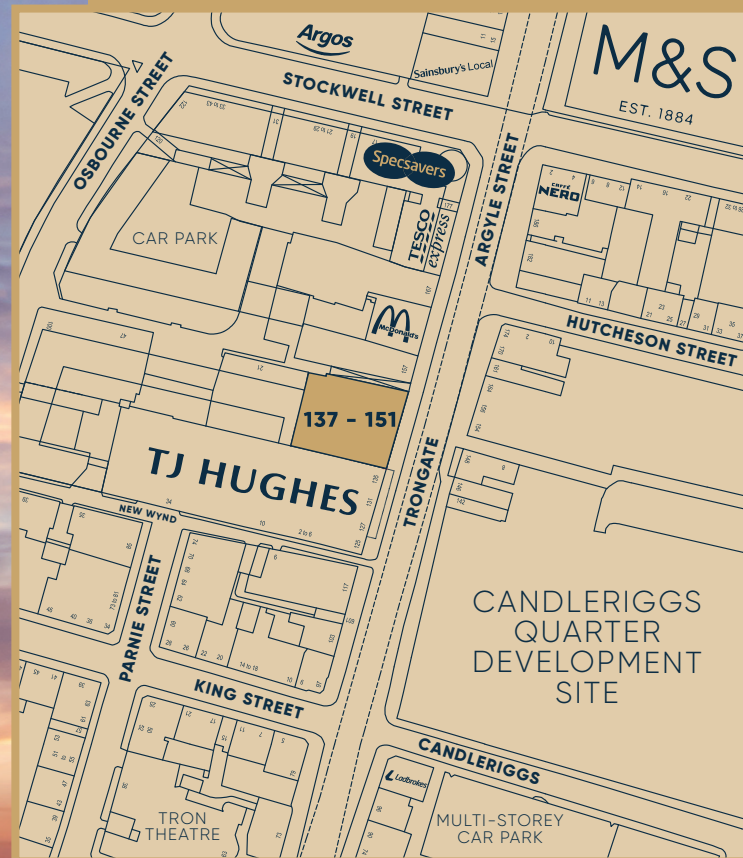
SUITABLE FOR HOTEL, APARTHOTEL, SERVICED APARTMENT, RESIDENTIAL & OFFICE



# 137 - 151 TRONGATE

## EXECUTIVE SUMMARY

- Previous planning consent for a 9-storey serviced apartment development.
- Overall accommodation of approximately 47,500 sq ft GIA.
- Ground floor accommodation of approximately 3,600 sq ft GIA fronting onto Trongate and suitable for bar/restaurant or retail use.
- Location has a number of Key Attractors including adjacencies with the Merchant City, Glasgow's retail core, the proposed Candleriggs Quarter Development, Argyle Street train station, Strathclyde University Campus and Inovo and TIC office buildings.



## DEVELOPMENT DESCRIPTION & PLANNING

The site and buildings had previously secured a planning consent for a serviced apartment scheme of 69 apartments with ground floor retail/commercial space of 3,600 sq ft fronting onto the busy Trongate area. Part of the development site consists of a B listed façade which is to be retained as part of any development. Copies of the floor plans for the previously consented serviced apartment scheme are available on request. Planning reference: 15/00917/DC. This scheme has a GIA of approximately 47,500 sq ft.

The nature of the surrounding area is such that the site is ideally suited for a variety of uses including residential, hotel, aparthotel and office.



# 137 - 151

## TRONGATE

### LOCATION

The development site and buildings are located on the south side of Trongate sitting immediately opposite the proposed Candleriggs Quarter Development and adjacent to the Merchant City with its many quality bars, restaurants and residential uses.

In close proximity is Argyle Street, one of the core retail destinations in the city to include the St. Enoch Shopping Centre, which is currently undergoing a multi-million-pound leisure scheme extension to provide a multi-screen cinema and several restaurants and cafés.

The area is also characterised by a strong student population with Strathclyde University campus being nearby and in addition there is a strong presence of office accommodation with Glasgow City Council having a number of notable office blocks.





# 137 - 151

# TRONGATE



## TENURE

Freehold

## VAT

The site is elected for VAT.

## PRICE

Offers invited. Sellers will consider Joint Venture proposals.

## METHOD OF SALE

The site will be sold by way of an informal tender (unless sold prior).  
Offers are sought for the Freehold interest.

## VIEWINGS

Internal viewings of the existing buildings are strictly by appointment.

## CONTACT

For further information please contact the sole selling agent:



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