

# SITE FOR SALE

Airdrie Road, Carlisle ML8 5UF

- ▶ 1.81 Acres (0.73 Hectares)
- ▶ Development opportunity
- ▶ Suitable for a variety of uses
- ▶ Prominent main road position close to residential



**EYCO**

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## LOCATION

Carlisle has a population of around 13,000 and is in the heart of Lanarkshire. It is a popular commuter town situated 35 miles from Edinburgh and 23 miles from Glasgow. Carlisle benefits from a direct rail link with Glasgow and regular bus services to surrounding towns as well as Glasgow and Edinburgh. The town is easily accessible by car from Edinburgh, Glasgow and Lanark.

The Subject is situated just north of the town and occupies a prominent roadside position on Airdrie Road which is the main road towards Glasgow. It is in close proximity to a large volume of residential with few existing amenities nearby.

## DESCRIPTION

The site extends to approximately 1.81 acres (0.73 hectares) as highlighted on the adjacent plan. It is a relatively flat undeveloped site with access granted directly from Stewart Street.

## PLANNING

The site is suitable for a range of uses but all interested parties are encouraged to make their own enquiries to the Local Planning Authority.

## PURCHASE TERMS

Offers are invited for our client's heritable interest in the whole of the site. Offers which are not conditional on planning consent are preferred however our client will consider offers subject to planning. Proof of funding will be required to accompany any offer submitted.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## INTIMATION OF INTEREST

Interested parties are advised to note their interest in writing to the sole selling agent in order to be advised of any closing dates which may be set.

## FURTHER INFORMATION

For further information or to organise a site inspection, please contact EYCO:



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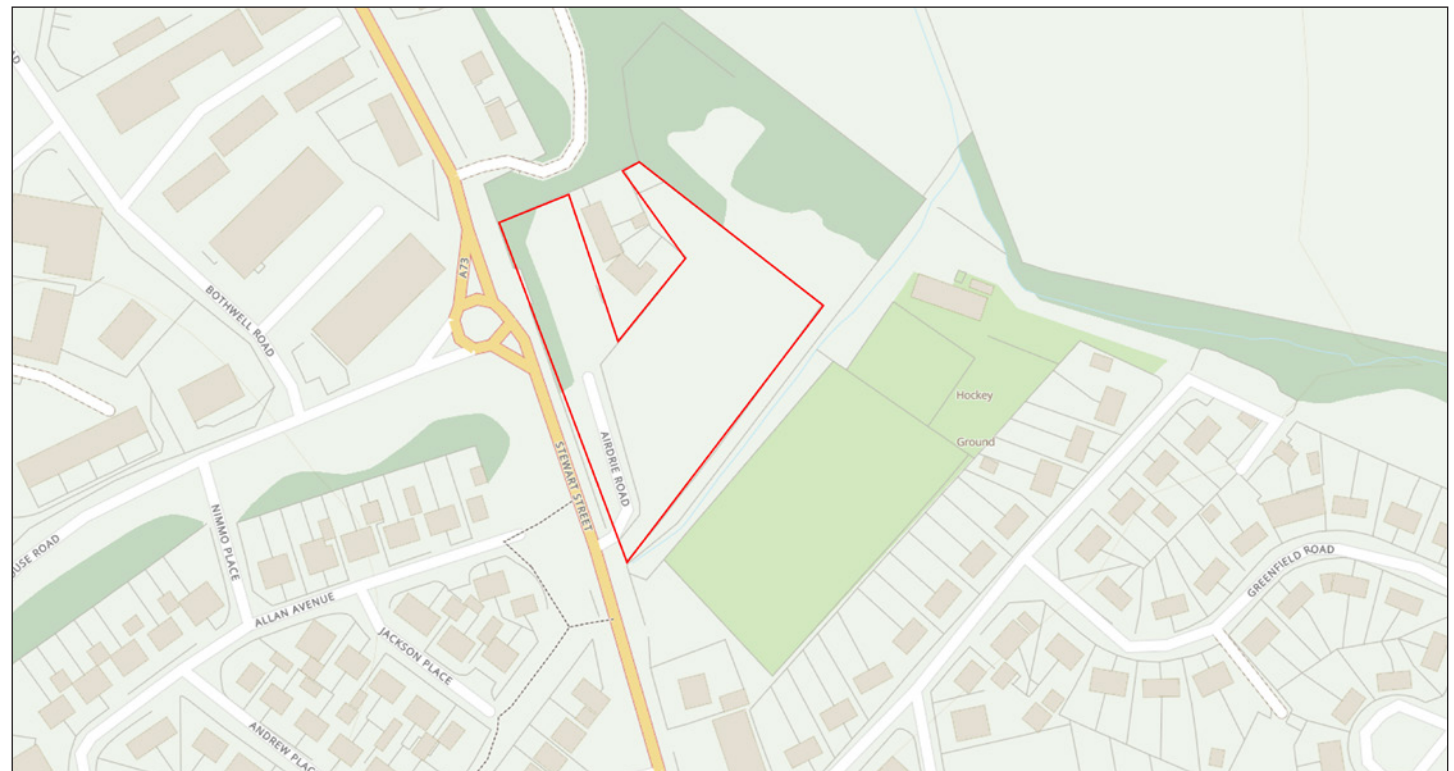


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