

SITE FOR SALE

Mossbell Road, Bellshill ML4 3NW

- ▶ 1 Acre (0.4 Hectares)
- ▶ Prominent roadside location
- ▶ Adjacent to a new Lidl store
- ▶ Suitable for a variety of uses



SITE FOR SALE



Mossbell Road, Bellshill ML4 3NW

LOCATION

Bellshill is located approximately 10 miles east of Glasgow and 39 miles west of Edinburgh North Lanarkshire. The town has great transport connections, with fast and easy access to the national motorway network. The subject sits on junction onto the A725 provides fast direct access to the M8 and M74 motorways. The subject is a short distance from the Bellshill town centre and occupies a highly visible position at the junction of Mossbell Road with Belgrave Street. Surrounding occupiers include Lidl, Grahams Merchants and DHL.

DESCRIPTION

The site extends to approximately 1 acres (0.4 hectares) as highlighted on the adjacent plan. Access is granted directly from the busy A721 Gartcosh Roundabout. It is largely undeveloped with the exception of a small tarmacked area on Mossbell Road. There is a gas pipe running across the site so any development must take this into consideration.

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 ingoing 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:



Simon Bashford

sbashford@eyco.co.uk

07799 891 273

0131 558 5118

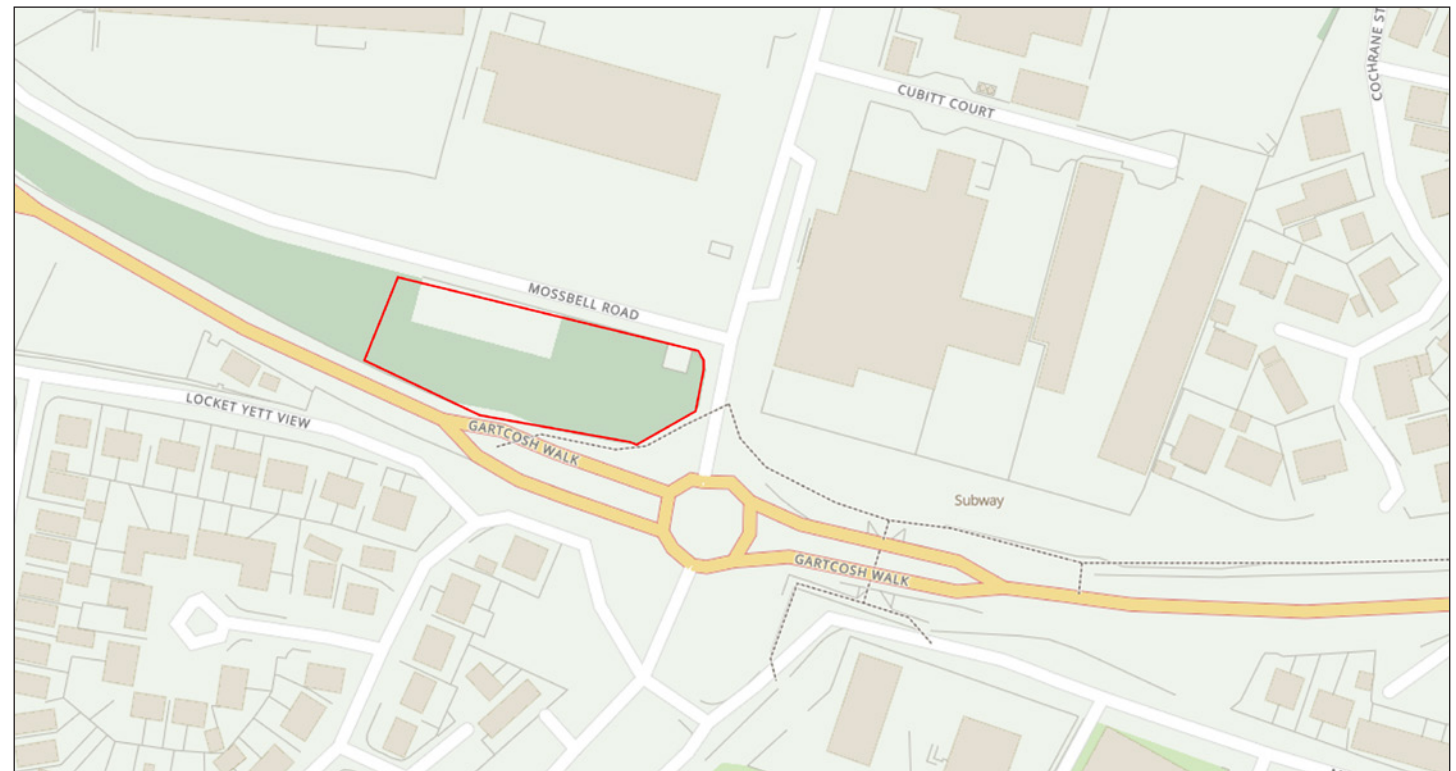


Ruari Hobkirk

rhobkirk@eyco.co.uk

07507 689 448

0131 558 5123



RH/DOC/BSH19 - Date of publication: 24 April 2023

EYCO LLP for themselves and for their client whose agent they are give notice that (1) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any or part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of EYCO LLP has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.