

262 Maryhill Road

GLASGOW, G20 7YD

For Sale - Former Car Showroom / Development Opportunity

49,621 sq ft (4,609.90 sq m)

2.54 Acres (1.03 Hectares)

Offers Invited



savills



THE OPPORTUNITY

Savills is delighted to present to the market the opportunity to acquire a former car showroom / potential development site in Maryhill, Glasgow. The site extends to 2.54 acres (1.03 hectares) and provides accommodation extending to approximately 49,621 sq ft.

LOCATION

The subjects are situated within the Maryhill area of Glasgow, which lies immediately north of Glasgow City Centre. The property occupies a prominent corner position on Maryhill Road and Hopehill Road.

The surrounding area is well developed. Whilst it is predominantly residential in its surrounds, there are a mix of commercial buildings nearby including a Lidl Supermarket, light retail premises on Maryhill Road and light industrial properties located off Hopehill Road.

The M8 motorway lies a few miles south of the site, with Junction 17 and 18 of the M8 motorway within easy reach of the site. Glasgow International Airport is located 9.5-miles west of the property.

Regular bus routes operate along Maryhill Road, and St George's Cross and Kelvinbridge subway station are both located within 0.5 mile of the site.

ACCOMMODATION

The accommodation comprises of the following areas, measured in accordance with the RICS code of measuring practice (6th Edition) on a Gross Internal Area (GIA) basis:

<u>Name</u>	<u>sq ft</u>	<u>sq m</u>
Showroom	28,611	2,658
Workshop Ground Floor	17,869	1,660.10
Workshop First Floor	3,141	291.80
<u>Total</u>	<u>49,621</u>	<u>4,609.90</u>
Site Area	2.54 Acres	1.03 Hectares



DESCRIPTION

The site slopes up from Maryhill Road North to South away from the road and comprises a former car showroom facility, with a split-level showroom located to the front of the site fronting Maryhill Road, whilst at the rear there is a more traditional warehouse/workshop which was utilised for vehicle maintenance.

The front showroom building is on 2 levels and divided into two showrooms with staircase access between together with a ramp and lift to the rear open plan used car showroom. The showroom building is of steel frame construction with glazing and metal clad walls and rendered finish to the rear. Both showrooms have solid floors with some suspended floors to bridge the levels difference between the front and rear areas. The front showroom has a ceiling height of 3.3 metres and front glazing height of 2.4 metres, has a tiled floor, suspended ceiling with recessed spot lighting, and heating is via an air movement system.

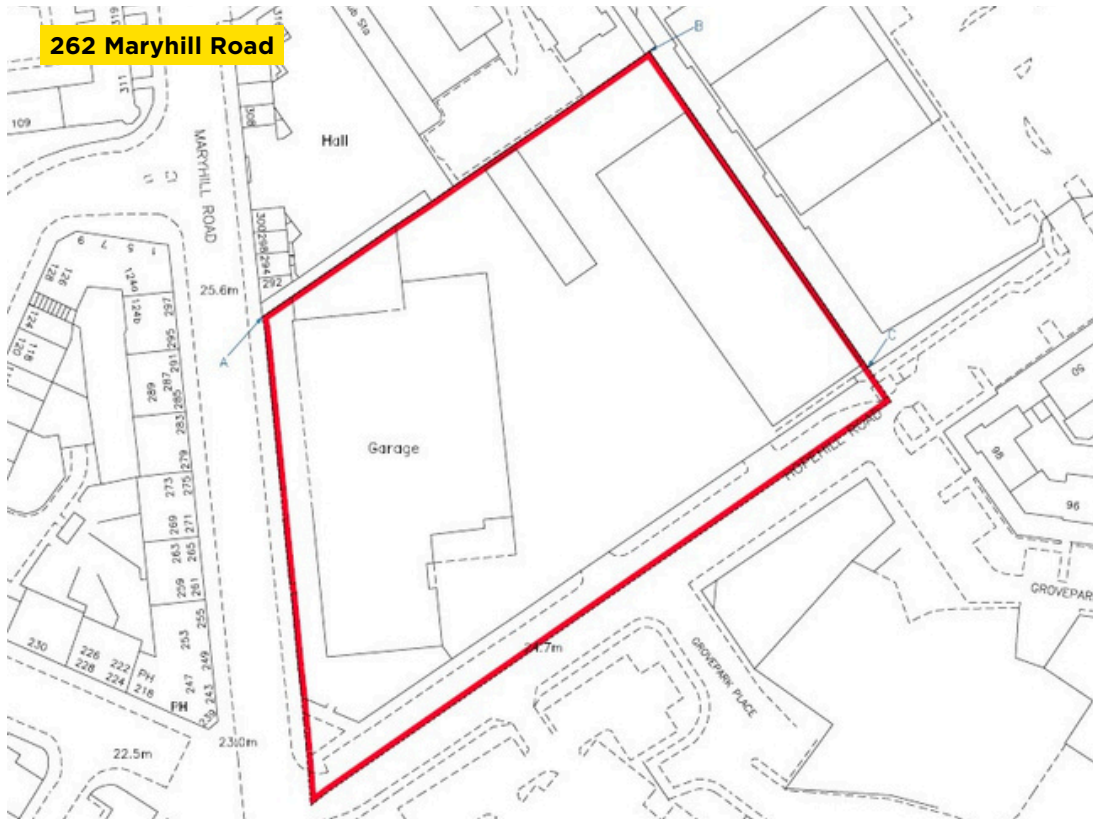
The front showroom has two side vehicle entrance doors and a further three along the Maryhill Road frontage. The rear showroom is of “lean to” shape with a maximum height of 5.2 metres dropping down to 3.7 metres. It has a tiled floor, glazing panels, and vehicle entrance doors. There is suspended fluorescent strip lighting together with an air movement system. At the south end is an overhang canopy.

The freestanding workshop building to the rear of the site is of steel frame with metal clad walls and metal pitched roof. The building has an eaves height of 4.5 metres and has a solid concrete screeded floor, ambi rad heating, and strip lighting. There is an entrance door to the North end, and one facing West. There is a first floor storage area, canteen, and ancillary area, all with a solid concrete floor, which in part has wall mounted air conditioning units and strip lighting.

There is also a freestanding steel frame constructed former Valet Bay with a “lean to” roof dropping from 3.4 metres to 2.7 metres. The building has metal sides, a concrete floor, and four roller shutter doors with a metal pitched roof.

Externally, there is the former forecourt which has spaces for approximately 148 vehicles. Along the frontage of the showroom is a low brick wall, to the North a wooden fence and a brick wall and railings. There is steel palisade fencing to the South mounted on a small brick wall.

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ENERGY PERFORMANCE CERTIFICATE

EPC and Action Plan available on request.

OFFERS

Our clients are inviting offers on an 'unconditional' basis. Offers should be made in a Heads of Terms format. Interested parties should register their interest with the Selling Agents at an early stage in order to be kept advised of any closing date which may be set.

Please note our clients are not obliged to accept the highest or indeed any offer submitted for the site.

PLANNING

The site is covered by the Glasgow City Council City Development Plan (adopted March 2017). The property is identified in the CDP as lying within the City Boundary, with no specific allocation at present. Citywide Policy Proposal 1 (Place Making Principle) and Proposal 2 (Sustainable Spatial Strategy) also cover this area. Further information on these policies can be found within the City Development Plan website.

There are currently no live planning applications covering the site. Full planning history for the site can be found on the Glasgow City Council planning portal, under the address 262 Maryhill Road, G20 7YD.

TITLE

A red line boundary plan identifies the extent of the site being offered to the market. Further information on the title can be made available via the selling agents.

RATEABLE VALUE

The property currently has a Rateable Value listed on the Scottish Assessors Website of £454,000 (April 2023). As of April 2026, the property has a new proposed Rateable Value of £470,000.

Further enquires regarding the rateable value can be made direct to Glasgow City Council.



IMPORTANT NOTICE

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LEGAL COSTS & VAT

All costs quoted are exclusive of VAT. Each party will bear their own legal costs, with the purchaser being responsible for all costs associated with Land and Buildings Transaction Tax (LBTT) and VAT thereon.

VIEWINGS

Viewings of the property are strictly by appointment only. Please contact the Selling Agents in the first instance for access arrangements.

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