

Clydebank Town Centre

RETAIL FOOD SUPERSTORE SITE FOR SALE

Development Brief

February 2009

1. INTRODUCTION

This is the Development Brief for the sale of the Playdrome site, a major re-development site located in Clydebank town centre. The site forms the substantive part of a location that benefits from an outline planning permission that includes an 84,000 sq.ft. food superstore.

Bids are requested from interested parties who can demonstrate a track record in undertaking quality superstore development and who have the financial resources to structure the acquisition of the site, and allied payments, in a manner that will meet the requirements of the current owner, West Dunbartonshire Council.

2. CLYDEBANK

Clydebank is an historic town on the north western edge of the Glasgow conurbation (see Appendix 1).

In the last three decades with the run-down of traditional industries, Clydebank has already gone a long way to re-inventing itself as a major service sector location and retail centre. This was substantially achieved when the town benefited from Enterprise Zone status between 1982 and 1992. Through previous public/private partnership, major initiatives included development of the Clydebank Business Park, the Clyde Shopping Centre and surrounding non-food retail outlets.

The Clydebank Business Park has some 34 occupiers providing in excess of 4,000 jobs for local people and those from further afield.

In the Glasgow & Clyde Valley 2003 Joint Structure Plan Household Shopping Survey, the Clydebank convenience spend catchment was estimated to have a population of around 54,000 people. Taking account of expenditure in-flows and out-flows, the survey also estimates that by 2011, convenience spend in this catchment will exceed £128M (2003 prices).

The town is easily accessed from the A814 and A82 and is around 20 minutes off-peak drive time from Glasgow city centre.

The main bus, train and taxi interchange is located close by to the southern edge of the sale site.

The Forth & Clyde Canal, a scheduled ancient monument, is located on the northern boundary of the site. A major £2.6 million programme of environmental upgrading and bridge works has recently been completed on the north canal bank, including immediately opposite the offer site.

3. THE VISION

Over the next 10 years, Clydebank is being repositioned as a creative, distinctive and successful regional centre within the Glasgow metropolitan area. Recognised as a target location within national urban regeneration priorities, Clydebank's Waterfront and town centre is the subject of an extensive programme of mixed use redevelopment. Early achievements include the provision of the 15 acre Queens Quay Enterprise & Learning District which comprises a new Clydebank College campus, two new office buildings and a further four serviced development plots, all set in a high quality, riverside public realm. The ultimate objective of this physical and economic regeneration process is to ensure that Clydebank is an attractive, vibrant and quality place in which to live, shop, visit and do business.

4. CLYDEBANK RE-BUILT

To facilitate and accelerate this process, West Dunbartonshire Council and Scottish Enterprise established and committed major funding to support a discrete urban regeneration company (URC), Clydebank *re-built*. Tasked as the lead public agency in the physical redevelopment of the town's riverside and town centre, Clydebank *re-built* was also designated as a "pathfinder" URC by the Scottish Executive, resulting in further substantial funding support.

To frame and direct its catalytic interventions along with the wider regeneration, Clydebank *re-built* put in place a series of comprehensive and integrated area-based strategies including:

Clydebank Plan 2003 - 2010 (this plan has now been extended to 2011/12)

Clydebank Design Guidelines

Clydebank Retail Strategy

This strategic framework reflects and develops statutory development guidance and allied economic/inclusion policy directives. All these documents are included on the attached CD.

5. THE SITE

The subjects comprise a site of approximately 7.81 acres (3.159 hectares) currently occupied by the West Dunbartonshire Council-owned Playdrome Leisure Centre plus associated surface car parking. The subjects are shown coloured green – the Offer Site plan (Appendix 2).

Any proposed development should allow for continuing vehicular access to Abbotsford Church located north west of the site and to 3 Queens Square and the service yards which give access to the rear of the Clydebank Co-operative and rear of the existing shopping centre units of Sylvania Way South on the western boundary of the site. Continued service access from Chalmers Street for existing and new retail interests would be acceptable although it is envisaged that shopper access to the new store would be taken from Argyll Road.

6. PLANNING BACKGROUND

The principal output of the Retail Strategy, in line with national and local planning policy, was confirmation of the scope to provide a second superstore in the town centre and the requirement to resist all outstanding edge-of-centre/out-of-centre proposals. An overview of the planning policy framework is provided in the attached CD.

The preferred location for this development is identified as the area south of the Forth & Clyde Canal and east of shopping uses along Sylvania Way, bounded by Chalmers Street and Argyll Road.

On the basis of this policy guidance, CIS, the owner of the Clyde Shopping Centre, applied for outline planning permission for a Class 1 foodstore of 84,000 sq.ft, retail units extending to 2,500 sq.ft, petrol filling station, car parking and relocation of the credit union building (see Appendix 3). Permission was granted in June 2004. This permission establishing the principle of a foodstore at this locale was then renewed in June 2007 (see attached CD). The planning consented site has slightly different boundaries to the current offer site (see Appendix 3).

There is undoubted scope to integrate the site with the adjacent canalside and further enhance the animation of this locale.

Clydebank *re-built* has been appointed by West Dunbartonshire Council to bring this major development opportunity to the market. This will be progressed in conjunction with realizing other regeneration objectives which will contribute to the commercial vibrancy and sustainability of Clydebank town centre and the surrounding area.

An indicative design statement has been prepared by Page & Park Architects (see Appendix 4). Reflecting provision elsewhere in the town's retail core, there is scope for multi-storey car parking on at least part of the site. It is essential that the development, both visually and physically, integrates with and enhances its canalside location. It is also important that this development links effectively on its southern boundary with the proposed new integrated transport hub on Chalmers Street.

7. GROUND CONDITION REPORT

A copy of the Stage 1 Ground Condition Report prepared by Woolgar Hunter is provided on the attached CD.

Interested parties are obliged to satisfy themselves as to the ground conditions and details of this should be reflected in the offer proposals.

8. THE OFFER

Competitive bids are being sought for this high profile food superstore development opportunity. The offer comprises the heritable interest in an area extending to approximately 7.81 acres (3.159 hectares).

Taking account of specified design requirements, bids must provide a design statement supported by layout plans, elevations and details of materials.

Offers will be assessed on the basis of design quality, proportion of food/non-food goods proposed as part of the overall retail offer, contribution to wider regeneration objectives and the purchase price.

The site will not be released to the new owner until a new leisure facility is operating on the town's riverside at Queen's Quay. Interested parties may wish to consider construction of this new facility as part of their offer to acquire title of the Playdrome site. Designs for the new leisure facility have been taken to Stage E and a planning application is pending. The existing design team would be novated to the new developer. Ownership of the new facility will remain with West Dunbartonshire Council.

It is proposed that the new leisure facility will be operating by end 2011 but this date is dependant on external factors and may change. Demolition of the Playdrome building and site clearance costs will be met by the purchaser.

The purchase price will be paid in instalments, to be agreed, with the balance to be paid in full on the date of entry.

All offers to purchase the subjects must be submitted in writing in standard Scottish Legal Form. There is no obligation on West Dunbartonshire Council to accept the highest offer, or indeed, to accept any offer.

Where an offer contains suspensive conditions, detailed timescales for the purification of these must be provided.

Interested parties must satisfy themselves on the site's suitability for servicing, infrastructure and general condition and value. Planning enquiries should be directed to West Dunbartonshire Council's Housing, Environmental and Economic Development department. Contact details are noted in Appendix 5.

The site will be sold under burden of any servitudes and rights of wayleave. The purchaser shall satisfy himself as to the existence of any such servitudes and rights of wayleave.

Any intending purchasers must satisfy themselves as to the incidence of VAT and tax issues in respect of any transactions.

All known and relevant information held by West Dunbartonshire Council, and partner agencies, will be made available through Clydebank *re-built* for the sole purpose of preparing bids. Clydebank *re-built* retains the right to fully charge for copying and related costs.

There will be no warranty in relation to any material and information provided to third parties in support of the proposed sale.

9. TIMETABLE

A formal closing date will be announced in due course. The anticipated date for this is April 2009, with the exact date to be confirmed to parties who have registered a formal note of interest with Colliers CRE.

Any enquiries should, in the first instance, be directed to:

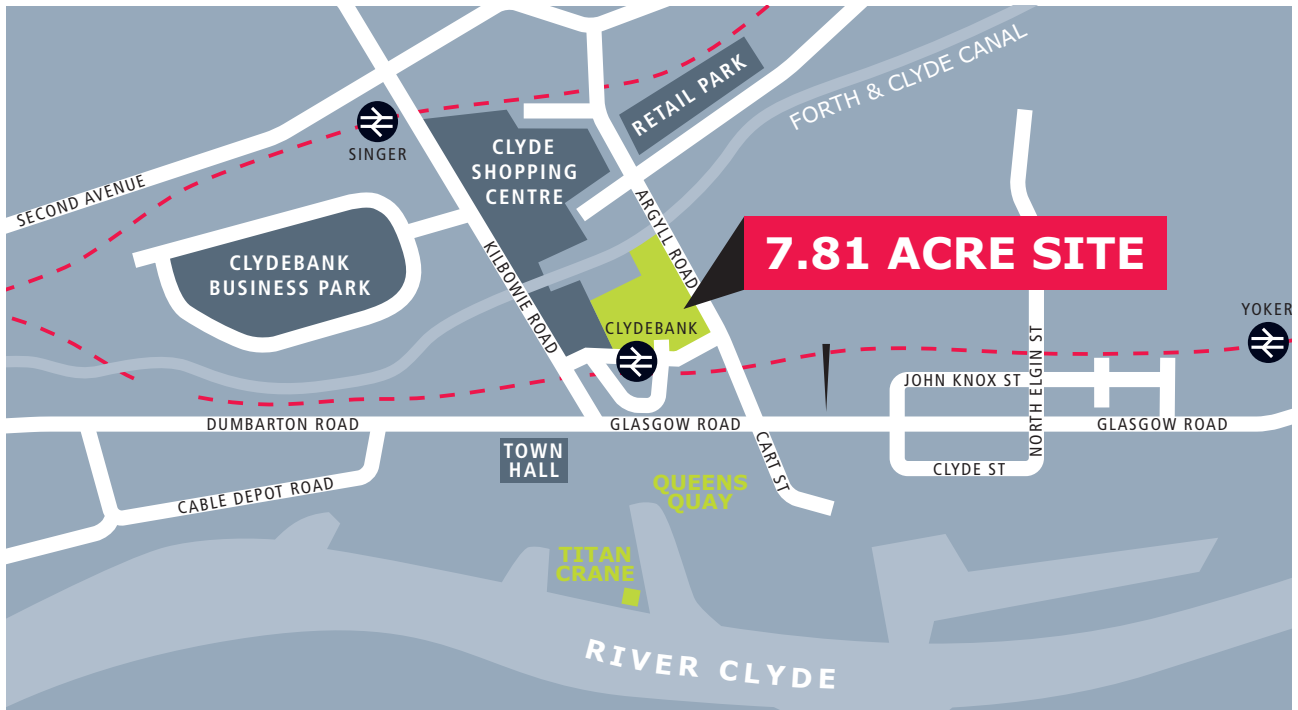
John Duffy
Director
Colliers CRE
9 George Square
Glasgow
G1 2DY
DDI: 0141 226 1050
Email: john.duffy@collierscre.co.uk

Other contacts likely to be relevant are noted in Appendix 5 although this listing is not purported to be comprehensive.

Property Misdescriptions Act 1991
Clydebank *re-built* gives notice that:

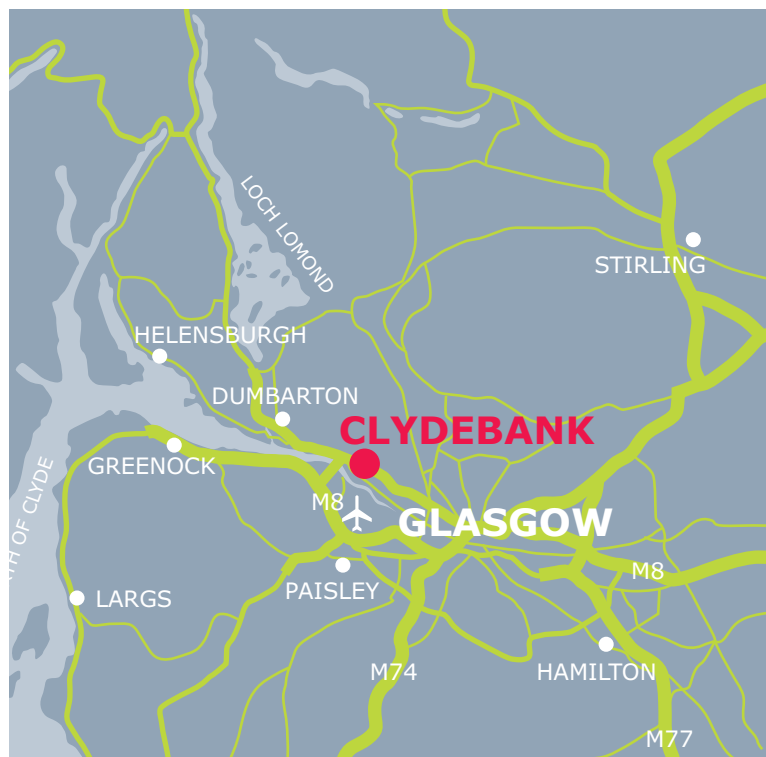
- i. *This market brief is set out as a general outline only for guidance and does not constitute or form any part of an offer or legal contract.*
- ii. *The facts and information contained within these particulars have been checked and unless otherwise stated are understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any significant change we will inform all enquirers at the earliest opportunity.*
- iii. *All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given without responsibility. However, any intending purchasers should satisfy themselves by inspection or otherwise as to the correctness/availability of each of them.*

APPENDIX 1: CLYDEBANK – LOCATION PLAN

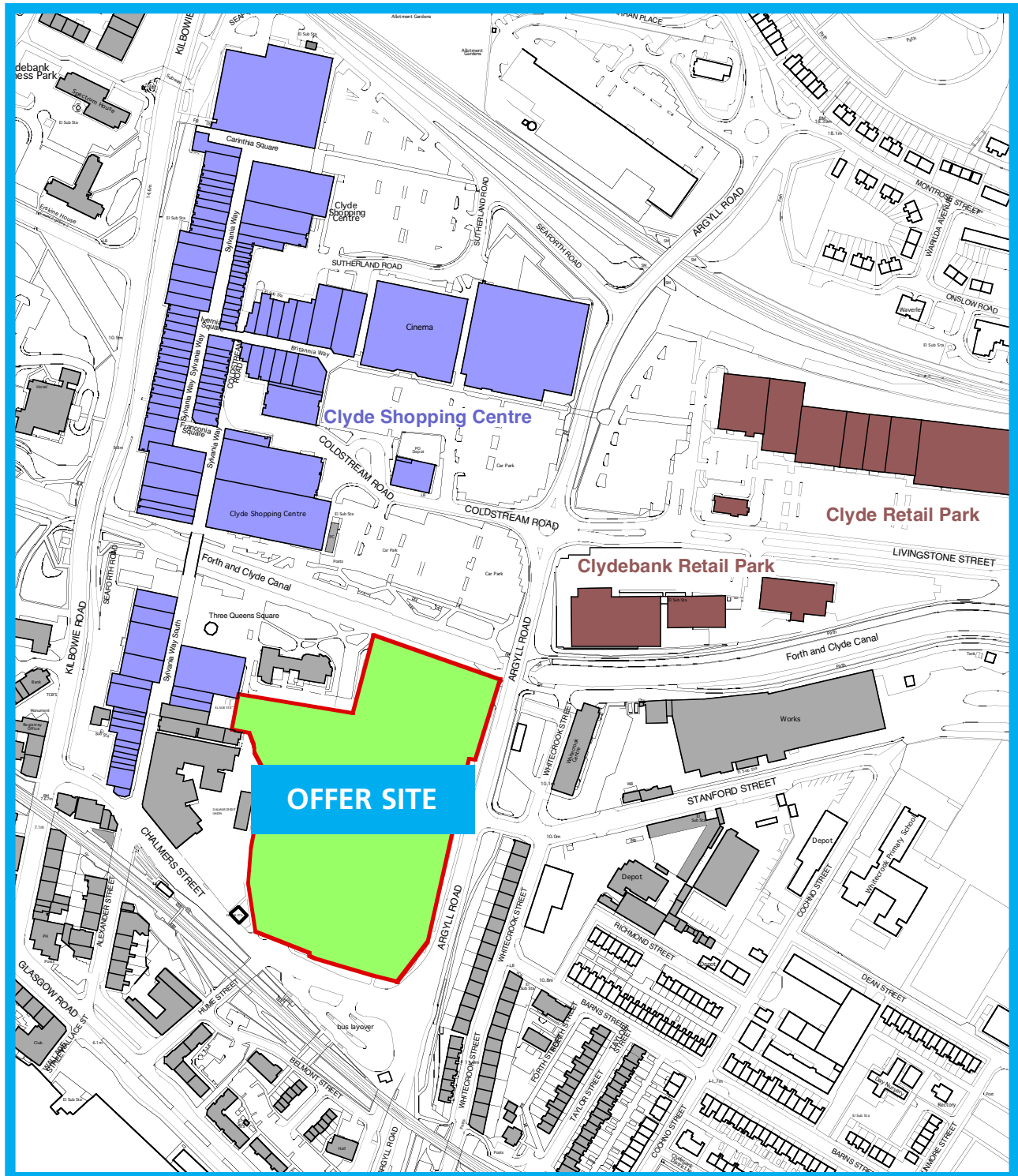


7.81 ACRE SITE

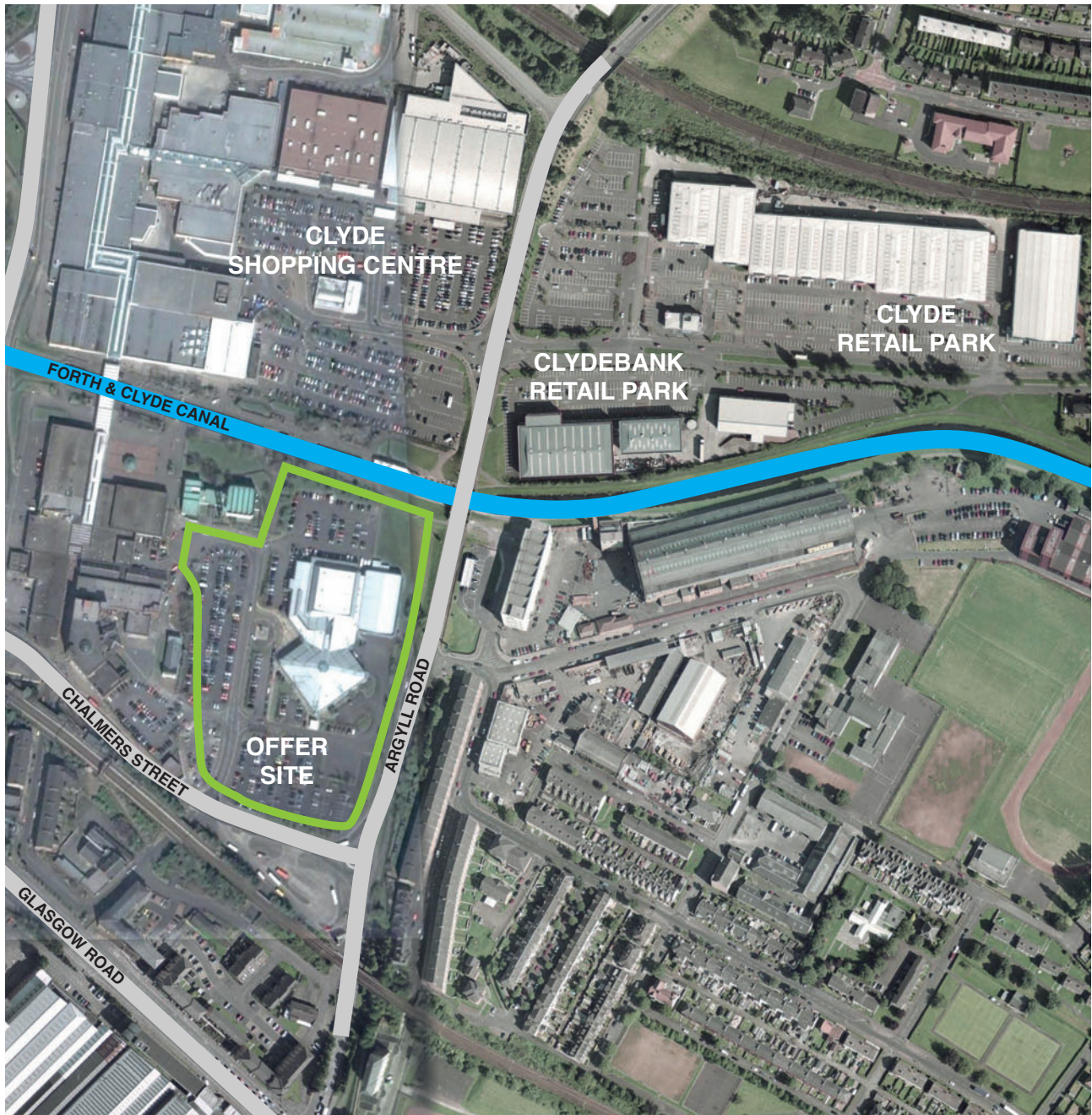
**ESTIMATED RELEASE DATE:
SUMMER 2011**



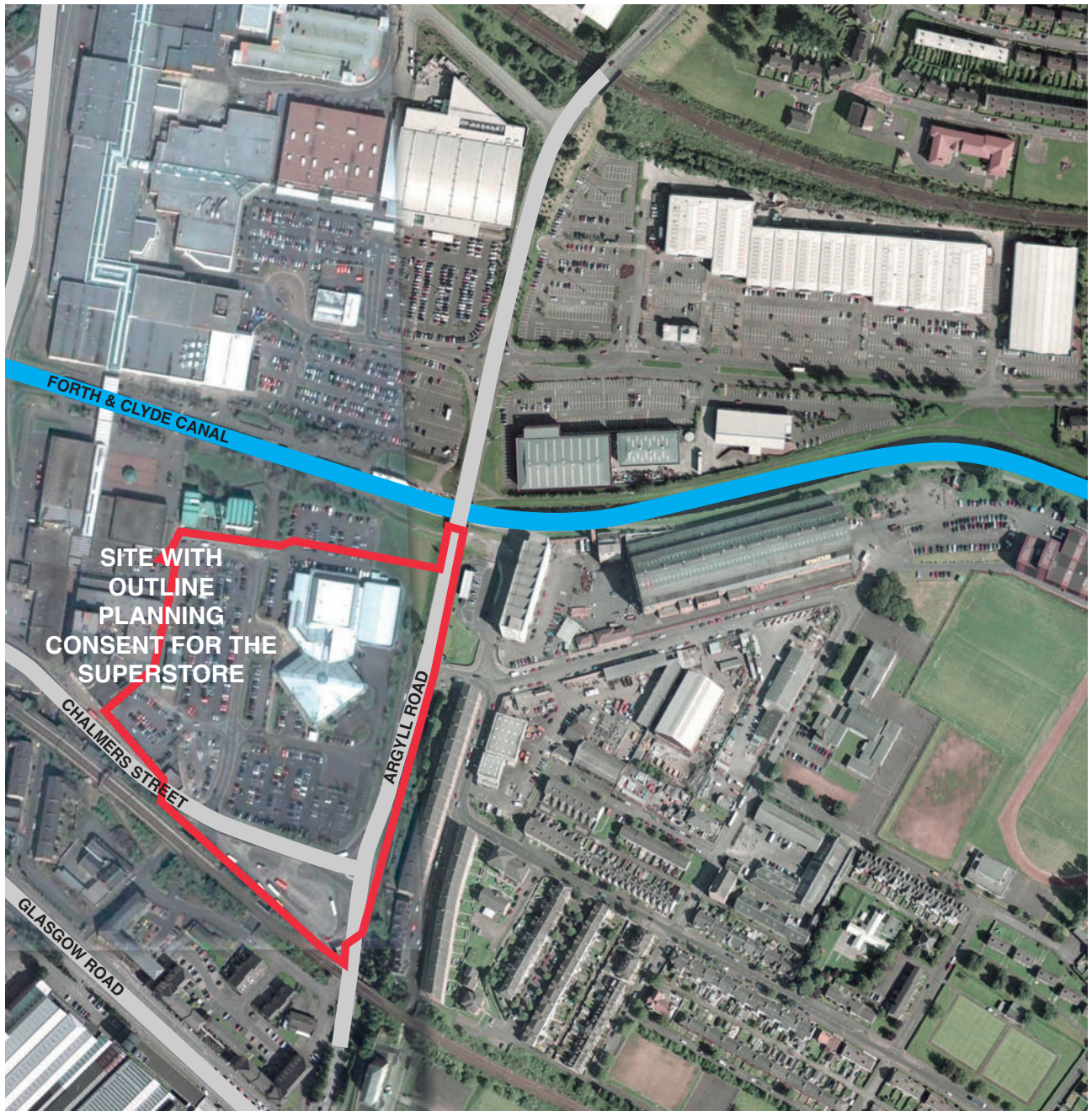
APPENDIX 2: OFFER SITE



APPENDIX 3: OFFER SITE



APPENDIX 3: SITE WITH OUTLINE PLANNING CONSENT



APPENDIX 4: INDICATIVE DESIGN STATEMENT

Vision

Clydebank Town Centre and its commercial core are being transformed. New investment in this area, on the canal, and in particular linkages down to the river at Queens Quay will radically alter the perception of the town. What is particularly unique, is that design quality is being used as the driver for the town's major and extensive regeneration programme with developers and investors contributing to a high profile process of place-making that will have a long term legacy.

Integration

The location of the new superstore is an opportunity to begin to consolidate and repair visually the east edge of the Town Centre which to date is a mis-match of buildings and discrete parking spaces. The new retail facility requires to integrate physically, functionally and in design with surrounding current and proposed activities including:

- New proposed transport hub on Chalmers Street
- The adjacent southern side of the canal so complementing recent upgrading and animating of the north side
- The Abbotsford Church
- 3 Queens Square and the existing retail offer
- Uses along Sylvania Way, particularly the landmark Clydebank Co-operative property

Design Aspiration

The new superstore will present a new east frontage to the town's commercial core. In conjunction with allied housing development, it will have a key role in reinvigorating the southern side of the canal and the town's commercial activities. The superstore should be of sufficient scale to mark the edge of the commercial core as seen from Argyll Road. That frontage scale requires to address Hume Street and the route down to Queens Quay and create a frontage with scale to Chalmers Street. To the north it will require to step down to the scale of Abbotsford Parish Church. A crucial aspect is that buildings are to appear joined up, not discrete and isolated. Careful design of residential use will contribute in achieving this aspiration.

The area incorporating car parking, bus interchange, and taxi drop off and extending from the railway line to the south and to the canal to the north is to be conceived as one unified urban space, a true entry point to the commercial core with strongly defined tree planting, lighting, banners, marking key pedestrian routes. This space is seen as a real design opportunity to rethink the standard solution in keeping with Clydebank *re-built's* design ethos.

Chalmers Street will remain as the town's public transport hub. The principal shopper access to the new store should be taken from Argyll Road. In terms of further advice, consideration should be given to the following design and material opportunities:

- The use of large scale canopies for shelter.
- Robust and well detailed preferably natured materials for wall and floor surfaces particularly adjacent to pedestrian routes.
- Open glazed facades to create a sense of openness.
- Clever concealment of service areas.

APPENDIX 5: KEY CONTACTS & UTILITIES INFORMATION

General enquiries about the development opportunities and the bidding process should be forwarded to the selling agent:

John Duffy

Director
Colliers CRE
Lomond House
9 George Square
Glasgow
G2 1DY
Tel. 0141 226 1050
Email: john.duffy@collierscre.co.uk

For further information on planning matters, contact:

Pamela Clifford

Section Head – Development Management
West Dunbartonshire Council
Rosebery Place
Clydebank
G81 1TG
Tel. 01389 737656
Email: pamela.clifford@west-dunbarton.gov.uk

Roads and access queries will be dealt with by:

Angus Bodie

Manager – Roads, Waste & Transport
West Dunbartonshire Council
Garshake Road
Dumbarton
G82 3PU
Tel. 01389 737000
Email: angus.bodie@west-dunbarton.gov.uk

Plans noting indicative location of utilities are available on the attached CD. Information concerning the local availability and capacities of these services can be obtained from the following although it is emphasized that this listing is not regarded as definitive.

<i>Services</i>	<i>Authority</i>	<i>Telephone</i>
Water & Drainage	Scottish Water	0141 355 5511
Electricity	Scottish Power	0845 273 4444
Gas	Transco	0845 605 6677
Telecommunications	British Telecom	0800 616 866
	NTL	0161 296 0579

Bidders should also clarify flight path safety matters with regard to Glasgow International Airport. The contact is the Safeguarding Consultee (Tel: 01293 504854).