

FOR SALE

8.89 ACRES (3.60 HECTARES)

Clydebank Town Centre Site



Suitable for a variety of Town Centre uses including Residential, Retail and Leisure etc

HISTORIC PAST FUTURE POTENTIAL

CLYDEBANK TOWN CENTRE SITE



Clydebank is an historic town on the north west edge of the Glasgow conurbation, located between the Kilpatrick Hills and the River Clyde. The town is XX miles west of Glasgow city centre and is the largest town in the West Dunbartonshire Council (WDC) area.

Major local employers include West Dunbartonshire Council, Golden Jubilee Hospital, Clydebank College, Aggreko etc.



CLYDEBANK

CLYDEBANK TOWN CENTRE SITE



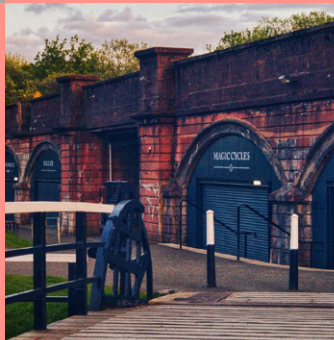
Resident population
26,000



Catchment of
c.89,000 within
10 mins



Singer Station to
Glasgow City Centre
in 22 minutes



Glasgow Airport in
15 minutes' drive



Employment rate of
approximately 69%



£400 million
riverside investment
programme underway



Most successful
retail and leisure
location to the north
west of Glasgow



The town has a resident population of approximately 26,000, with the wider WDC area being approximately 89,000 persons.

Retail provision in the town is dominated by the 782,000 sq ft Clyde Shopping Centre, situated immediately adjacent to the subject property, in addition to Clyde Retail Park, Clydebank Retail Park and K Retail Park.



CLYDEBANK TOWN CENTRE SITE



The main retail and leisure operators include Primark, Asda, Boots, TK Maxx, Home Bargains, Dunelm, Clydebank Co-op and Empire Cinema.

A THRIVING ECONOMY



SUITABLE FOR A VARIETY OF TOWN CENTRE USES

AN EXPANDING

CLYDEBANK TOWN CENTRE SITE

QUEENS QUAY DEVELOPMENT

Queens Quay is an extensive mixed use residential-led waterfront development of 80 acres with extensive frontage to the River Clyde. The entrance to Queens Quay has direct vehicle access to the main A814 which runs west / east and connects up with Argyll Road a short distance from the subject property.

Queens Quay already has West College Scotland; Clydebank Leisure Centre (replacement for the Playdrome); Titan Enterprise Business Centre; and the new care home at the site, Queens Quay House.

The developer - Riverside Regeneration - in further phases is looking to deliver 1,200 private sector homes; 200 social homes (completion Q4 2021) and a new Health Centre (on site March 2021).

A new £20m District Heating System has recently gone 'live' and whilst this currently only serves Queens Quay, the capacity will allow a more extensive use including potential to link up with the proposed redevelopment of the former Playdrome site.

www.queens-quay.co.uk



NEW RIVER CLYDE CROSSING

The proposed new River Clyde crossing will be located approximately 1 mile east of Clydebank town centre, and is part of the 'Glasgow City Deal'.

The proposed new Renfrew / Yoker bridge over the River Clyde is programmed for completion in 2024, this will create greater connectivity between Yoker / Clydebank and Renfrew / Braehead to the south over the river.



LOCALE

SUITABLE FOR A VARIETY OF TOWN CENTRE USES

HEART OF THE TOWN

The offer site is located within Clydebank Town Centre, immediately east of the existing Clyde Shopping Centre.

CLYDEBANK TOWN CENTRE SITE



SUITABLE FOR A VARIETY OF TOWN CENTRE USES

PERFECTLY SITUATED

The property is bounded to the east by Argyll Road, to the south by Chalmers Street and to the north by the Forth & Clyde Canal. The western boundary is adjacent to the rear of the existing retail activity at the southern end of the Clyde Shopping Centre. Abbotsford Road bisects part of the western end of the site on a north / south axis.

The boundaries shown are indicative only and are subject to final confirmation with the preferred bidder.

CLYDEBANK TOWN CENTRE SITE



THE SITE

CLYDEBANK TOWN CENTRE SITE



SUITABLE FOR A VARIETY OF TOWN CENTRE USES

PLANNING AND DEVELOPMENT

CLYDEBANK TOWN CENTRE SITE

The Seller invites offers for the heritable interest in the site as a whole or 3 separate lots as shown on the indicative plan below.

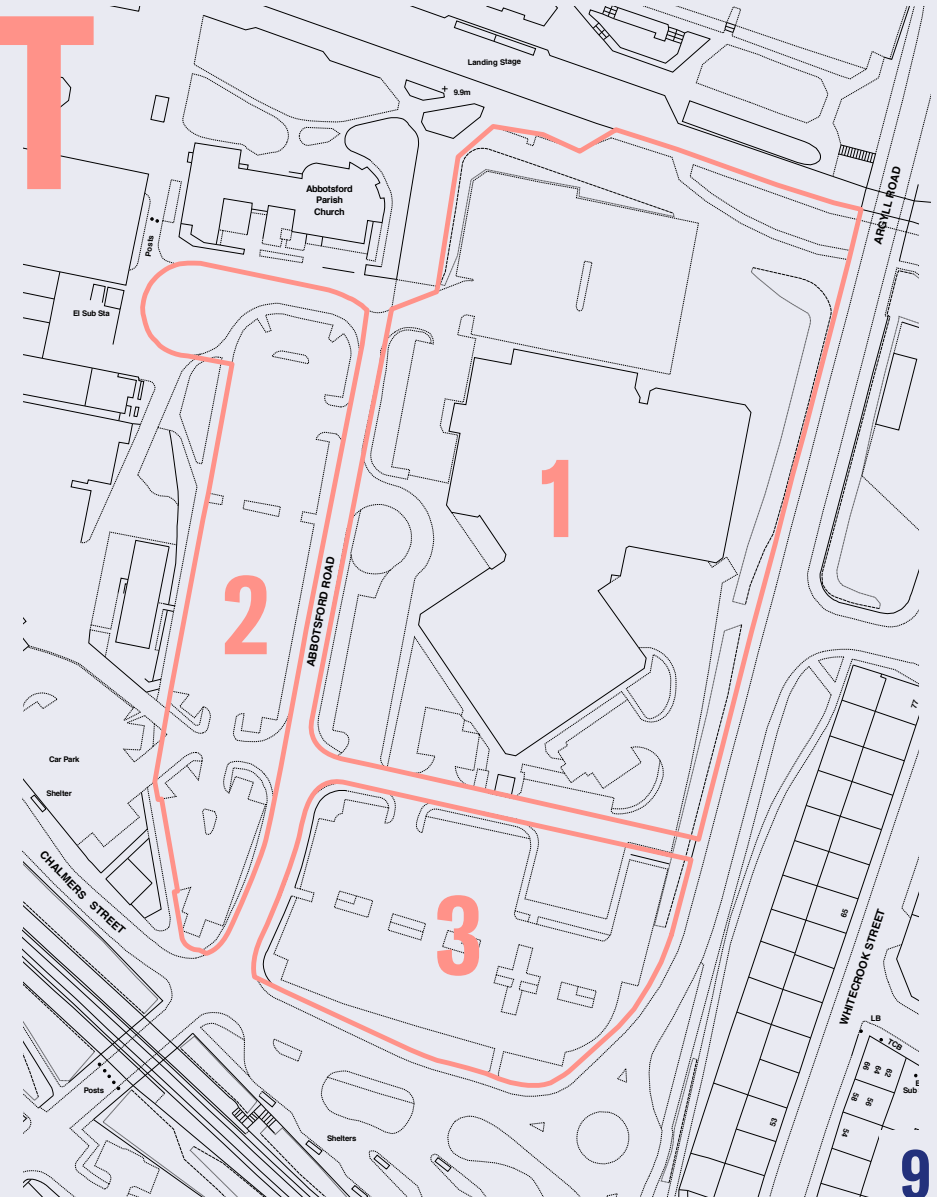
Suggested uses for the 3 sites are as follows:

Site 1 – Mixed use potentially to include private residential development to include a social housing element; as well as medium/ large scale retail or leisure. Any proposed development will be expected to maximise exposure to, and integrate with, the canal frontage.

Site 2 – Mixed use private and social housing residential development in compliance with West Dunbartonshire Council Planning Policy.

Site 3 – Mixed use retail, leisure, 'roadside' and residential uses.

The above list of suggested uses is not prescriptive, and it is for individual bidders to assess and propose suitable land uses in compliance with the West Dunbartonshire Council Planning Policy and the adopted Local Development Plan.



SUITABLE FOR A VARIETY OF TOWN CENTRE USES

METHOD OF SALE

Competitive offers are invited for the heritable interest in the Playdrome site.

Offers can be submitted for the site as a whole, or in combinations based on the 3 sites outlined above.

West Dunbartonshire Council is seeking formal offers are invited to be received by no later than 12 noon on Thursday 20th January 2022.

Preference will be given to bids with no/minimal conditionality in respect of deductible figures for abnormal costs.

Interested parties should formally note their interest with the selling agents, and request access to the full suite of Technical and Legal information can be made available to qualifying interested parties via the Data Room. Enquiries regarding Data Room access are to be addressed to the sole selling agents Colliers International.

OFFERS

Bidders for the development must deliver the following as a minimum:

- Capital receipt and confirmation of payment by no later than 31st March 2022
- A detailed breakdown of uses proposed
- Proposed public realm enhancements associated with the opportunity site
- Development appraisal and full funding confirmation and model
- Any key Conditionality
- Requirement for any Board or other approvals etc.
- Detailed timescales for delivery of development to include key dates

WDC reserve the right to include a period of controlled dialogue with interested developers during the bidding process, prior to submission of bids. There may be a requirement to meet with the Council and their appointed representatives.

All proposals should be submitted in standard legal form and must contain a Design Statement supported by layouts, elevations and details of proposed materials.

Offers will be assessed for a variety of criteria including design quality, contribution to wider regeneration objectives and price. The sellers reserve the right to request further details in relation to specific bidders proposals.

There is no obligation on the sellers to accept the highest offer, or indeed to accept any offer.

The sale will be subject to Value Added Tax (VAT) and other taxes due in respect of the transaction.

Clydebank Town Centre Site

8.89 ACRES (3.60 HECTARES)

TECHNICAL INFORMATION

Access to the Data Room is by request through Colliers International. The Data Room contains all available information on Title, Topographical survey, Site Investigation Report, Services and Utilities etc.

ALL ENQUIRIES



John Duffy

DD: 0141 226 1050

M: 07920 188 946

E: john.duffy@colliers.com

West
Dunbartonshire
COUNCIL

Colliers International on their behalf and for the vendors or lessors of this property, whose agents they are, give notice that: 1. The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2. No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3. The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4. Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5. Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. Publication Date: November 2021.