

# 7.81 ACRE SITE (3.159 HECTARES) Clydebank Town Centre

RETAIL FOOD SUPERSTORE SITE FOR SALE



## 1. CLYDEBANK

Clydebank is an historic town situated on the north western edge of the Glasgow conurbation. Situated between the Kilpatrick Hills and the River Clyde, the town's past is synonymous with shipbuilding and engineering activities. The town has a resident population of approximately 40,000 and is the biggest town in the West Dunbartonshire Council area which itself has a population of approximately 94,000 persons.

## 2. EXISTING RETAIL

Clydebank is identified as a priority town for renewal in the Glasgow and Clyde Valley Joint Structure Plan, with the town's floorspace dominated by the Clyde Shopping Centre.

The existing Clyde Shopping Centre extends to around 782,000 sq.ft. of good quality shopping centre accommodation. The northern part of the Centre has recently been extended and refurbished at a cost of over £20 million. The Shopping Centre is owned by CIS and asset managed by AXA. Principal occupiers include – Asda, Primark, Dunnes Stores, BHS, Clydebank Co-op and JJB.

The town's retail provision is further complemented by around 220,000 sq.ft. of non food retail warehousing located to the east of Clyde Shopping Centre and the subject property. This is contained within Clydebank Retail Park, Clyde Retail Park and K-Park. The principal occupiers in these parks include – MFI, TK Maxx, Next Clearance, Matalan, Dunelm, Brantano, Carpetright, Gala Bingo and Lidl, amongst others.

Clydebank's existing superstore provision comprises an Asda, extending to approximately 67,500 sq.ft. and located nearby on Britannia Way. Another 65,000 sq.ft. of food store provision is also provided in the town by operators including Lidl, Aldi, Farmfoods, Iceland and the Clydebank Co-Operative.

Clydebank is firmly established within the top 20 Shopping Centres in Scotland.

## 3. SITE LOCATION

The offer site is located within Clydebank Town Centre, adjacent to existing Clyde Shopping Centre.

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 Clyde Shopping Centre.

Abbotsford Road bisects part of the western end of the site on a north/south axis.

The property is shown coloured green and outlined red on the location plan.

#### 4. DESCRIPTION

The property comprises a level site totalling approximately 7.81 acres (3.159 hectares), currently occupied by the Playdrome Leisure Centre, along with associated surface car parking.

#### 5. CLYDEBANK'S RIVERSIDE REGENERATION

A 15 year £400 million public-private investment programme is underway that will result in the physical transformation of Clydebank's riverside and ensure that the town is re-positioned as a creative, distinctive and successful regional centre within the Glasgow metropolitan area. The redevelopment of this site is integral to the wider design-led regeneration of the riverside.

#### 6. PLANNING

Outline planning permission was granted in June 2004 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. This outline planning permission was renewed in June 2007 for a further 3 years. The planning consented site has slightly different boundaries to the current offer site.

The site is subject to the policies contained within the Glasgow & Clyde Valley Joint Structure Plan 2006 (and its alterations), the adopted Clydebank Local Plan 2004 and the emerging West Dunbartonshire Local Plan Finalised Draft 2007. Supplementary planning guidance is also applicable, in the form of the Clydebank Retail Strategy.

It will be a key planning requirement that the new store provides an attractive and porous northern boundary to the canal side and also links physically and functionally with the new proposed transport hub on Chalmers Street to the south.

Should interested parties require further information on potential uses for the site, they should satisfy themselves in discussion with the Development Management team in West Dunbartonshire Council's Housing, Environmental & Economic Development department. Contacts are provided in the attached Development Brief.

#### 7. METHOD OF SALE

Vacant possession of the site will be delivered on completion of the replacement leisure facility, which is to be constructed at nearby 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. It is proposed that the new leisure facility will be operational by end 2011. This estimated date is dependant on external factors and may change.

It will be the responsibility of the purchaser to carry out demolition and site clearance of the Playdrome Site.

## 8. OFFERS

Competitive offers are invited for the heritable interest in the Playdrome site. All proposals should be submitted in standard Scottish legal form and must contain a design statement supported by layouts, elevations and details of materials. Offers will be assessed on the basis of design quality, contribution to wider regeneration objectives, proportion of food/non-food goods proposed as part of the overall retail provision and purchase price. Any offers comprising construction of the new leisure facility will also be assessed on value for money. There is no obligation on the sellers to accept the highest offer, or indeed, to accept any offer.

Full details of the proposed closing date for initial offers will be notified to those parties who register a formal written note of interest with Colliers CRE.

The sellers reserve the right to invite parties to an interview at a date to be confirmed following the initial closing date.

## 9. VAT

The sale will be subject to VAT and any other taxes due in respect of the transaction.

## 10. DEVELOPMENT BRIEF

Whilst part of the site benefits from outline planning permission for retail development and associated uses, there is scope for some flexibility in terms of land uses, including residential. A separate, more detailed Development Brief document is available and provides further information.

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.

## 11. VIEWING & FURTHER INFORMATION

All appointments for inspection should be arranged by Colliers CRE.

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