



David Lloyd  
CLUBS

Glasgow City Centre  
8 miles

Glasgow International Airport  
2 miles

FOR SALE – ARKLESTON ROAD, RENFREW, PA4 0RA

HIGHLY PROMINENT SITE OF APPROXIMATELY 2.86 ACRES

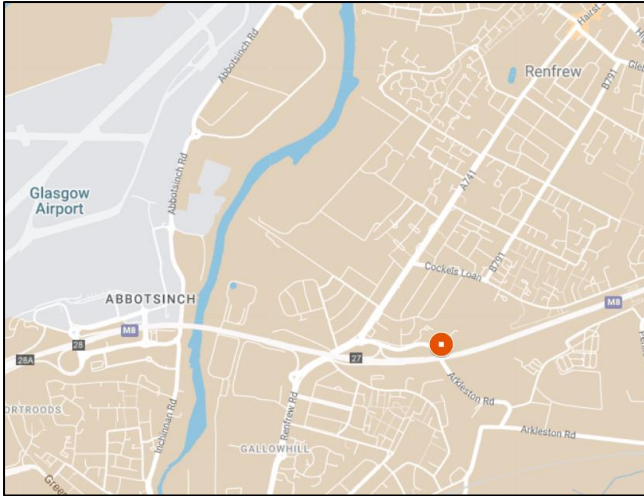
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## Location

The subjects are located on the outskirts of Renfrew, approximately 8 miles west of Glasgow City Centre. The site is situated adjacent to the M8 motorway with access from Arkleston Road.

The surrounding area is mixed use with David Lloyd Health Club and St Columba's Church immediately neighbouring the subjects, surrounded by a residential neighbourhood. Westway Park, Scotland's largest fully enclosed industrial & office park, is situated a short 5 minute drive north of the subjects.

Other nearby occupiers include Renfrew Care Home, Renfrew Leisure Centre, Glynhill Hotel & Spa, Shell with EV charging stations, Alternative Veterinary Therapies and a 24/7 convenience store.

## Description

The site consists a total of 1.16 hectares (2.86 acres) of predominantly landscaped area with a right of access road to neighbouring David Lloyd Health Club.

## Planning

The regeneration of Renfrew Riverside is set to significantly improve Renfrew's permeability via a new road bridge across the River Clyde. Renfrewshire Council also recognises the site's western boundary as a 'core path' indicating its arterial route for vehicular and pedestrian traffic.

Historically, the site itself received consent for a 46-bed hotel, restaurant and 21 dedicated car parking spaces. Please refer to Renfrewshire Council for further information and any planning related queries.

## Technical Information

Any parties seeking to develop the site will need to carry out their own investigations to satisfy themselves on environmental aspects.

## Terms

Offers are invited for the benefit of our client's heritable interest.

All parties should note their interest with the selling agents as a Closing Date may be held in future for submission of bids.

## Costs

Each party to bear their own with the purchaser being responsible for payment of LBTT and registrations dues.

## Anti-Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 are now in force. Consequently, Gerald Eve LLP are required to carry out due diligence not only on our clients but also on any purchaser. Following acceptance of an offer, as a minimum a prospective purchaser / occupier will be required to provide proof of identity, residence, date of birth and proof of source of funds before the transaction can complete.

## Viewing

By appointment through the sole agents, Gerald Eve LLP.

### Sadik Chowdhury

Tel. +44 (0)141 227 2379  
schowdhury@geraldeve.com

### Sven Macaulay

Tel. +44 (0)141 227 2364  
smacaulay@geraldeve.com



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