

# TO LET / FOR SALE

PRIME RETAIL WAREHOUSE – open Class 1/Food (subject to planning)

Up to 26,000 sq ft (plus mezzanine potential) / 2.2 acres

BRAEHEAD  
GLASGOW  
PA4 8XJ



XSITE

PRIMARK®



Braehead

next

M&S

next HOME

halfords



Sainsbury's

DECATHLON

IKEA

To Paisley/Greenock

Junction 26 M8

To Glasgow

LSPIM  
DEVELOPMENT

# Location

The site occupies a high profile location on the main access road linking Junction 26 – M8 with the Braehead Park area. The subjects are 1 mile from Renfrew town centre (approx. 22,500 population) and 6 miles west of Glasgow city centre.

The wider Braehead Park offers significant amenity with Braehead Shopping Centre 650,000 sq ft; Braehead Retail Park 104,000 sqft; Xsite 460,000 sq ft; Sainsburys 100,000 sq ft; Ikea 300,000 sq ft; Decathlon 40,000 sq ft.

Braehead Park showcases some of the best and most successful retailers in Scotland with occupiers including M&S, Next, Boots, Primark, Sainsburys, Ikea, Currys, Decathlon, Apple and JD Sports.

Renfrew Town Centre lies to the west, Queen Elizabeth University Hospital to the east; and the wider Motorway network/Clyde tunnel is accessed via the adjacent Junction 26 – M8.

# Description

The subjects comprise a 2.2 acre site located immediately to the south of the existing 40,000 sq ft Decathlon Braehead store. Vehicle access to the site is from the existing point on Old Govan Road, with a further access from Rocep Drive to the south.

The site can accommodate a new-build foodstore or retail warehouse of up to 26,000 sq ft, with approximately 350 free car parking spaces shared with Decathlon.

The visibility of the site and buildings will be greatly improved by the removal of trees and landscaping to enhance prominence from the adjoining main roads





## Planning statement

The site lies within the Renfrewshire Council area. The development plan comprises the Renfrewshire Local Development Plan 2021 (adopted 15 December 2021). The site is identified as within the settlement boundary for Renfrew and is adjacent to the Braehead Strategic Commercial Centre.

The nature and location of the site, and its planning history support the principle for development of the site for retail use subject to a sequential assessment. We would note there are no current vacancies at Braehead Retail Park which is positive in the context of the site.

## Offers

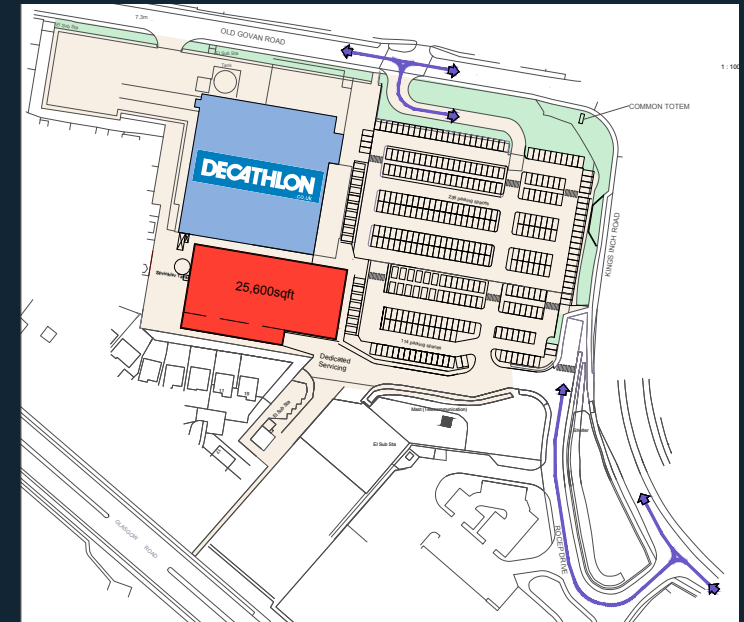
Rental – offers are invited subject to:

- The Landlord/developer entering into an Agreement for Lease on a new-build store
- On the basis of a new long FRI lease with 5 yearly upwards only rent reviews
- Subject to grant of planning permission etc.

Purchase – offers are invited to acquire the heritable interest in the site, subject to planning permission.



## Proposed Site Plan - vehicle access points



## Enquiries

All notes of interest and enquiries through sole selling agents:



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