



Glasgow City Council
Planning & Building Standards
231 George Street
Glasgow
G1 1RX

17 August 2021

Dear Sirs,

LCP Securities Ltd – 313 Kilmarnock Road, Shawlands
Change of Use from Class 1 to Sui Generis (hot food takeaway)

We refer to the above change of use application that is being submitted by Icen Projects Ltd on behalf of LCP Securities Ltd (LCP) and can confirm that Syme Property Consultancy have been acting for LCP as letting agents at 313 Kilmarnock Road since July 2021. Prior to this, the unit was marketed by Colliers from April 2020 (see attached email). We therefore have a significant knowledge of the Shawlands area and the local retail sector.

We can also confirm that the existing unit at 313 Kilmarnock Road has been vacant since April 2020 following the departure of Carphone Warehouse.

The unit has been actively marketed for continued retail use since LCP became aware of the tenant's intention to vacate in early 2020, with formal marketing particulars being published at the end of the tenant's lease term. A marketing board has been present on the property and we have enclosed a copy of the current marketing details.

However, we can confirm that an approach was made by a number of interested parties in the early quarter of 2021 for hot food takeaway use. While there is no confirmed lease agreement, a planning application has been submitted for change of use to sui generis (hot food takeaway) to allow us to broaden the marketing reach and secure a potential new operator at this unit.

The unit has now been vacant for more than 12 months and we are therefore keen to secure a tenancy to bring the current unit back into active use and improve the commercial offer within this area of Shawlands.

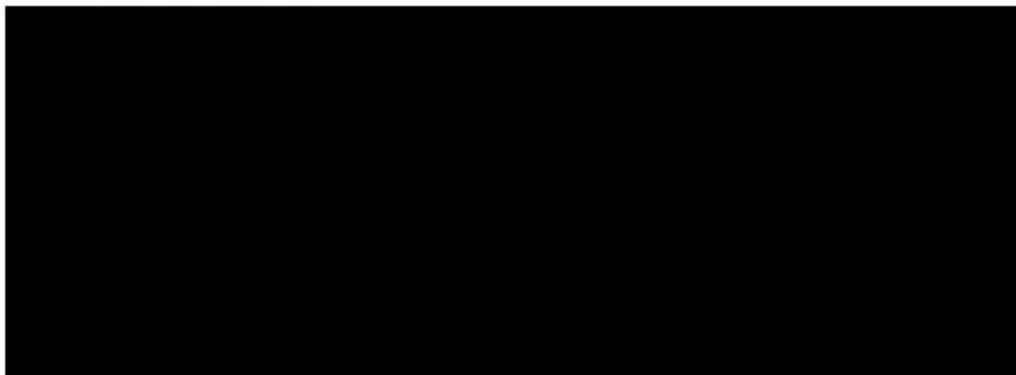
We can therefore confirm that that the property has been actively marketed since April 2020 (16 months) and despite our best efforts, it has not been possible to secure a new retail operator for the unit. It has therefore been demonstrated that there is a lack of demand for continued retail use of the application premises.

We can also confirm that the proposed use of the unit by a hot food takeaway operator will make a positive contribution to the vitality and viability of this area of Kilmarnock Road. The change of use will provide a complementary and ancillary use and will cater for an established local need for the proposed use in this location.

We trust the above and enclosed information will be of assistance to your consideration of this planning application, but we can provide further details of the marketing approach should this be required.

Kind regards.

Yours sincerely



DONALD M SYME
Syme Property Consultancy

Encl – Email from Colliers confirming marketing



RE: 313 Kilmarnock Road, Shawlands



Wilkie, Ross <Ross.Wilkie@colliers.com>
To: Donald Syme



Wed 04/05/2021 10:56

Donald,

As discussed we had been marketing the residue of the Carphone Lease from April 20 onwards with full marketing details circulated to the market. In addition a marketing board was erected onto unit from this date also.

Trust this is sufficient for your current purposes but any queries please let me know.

Regards

Ross

