



INFORMATION FOR SUBMITTING A BID – RETAIL UNIT, 15-17 SHAW STREET, GLASGOW

CLOSING DATE – 12 NOON, THURSDAY 29TH OF MAY 2025

****PLEASE NOTE ONLY E-MAILED BIDS WILL BE ACCEPTED****

No hardcopy (paper bids) will be accepted.

The mailbox for bids will be open between the following dates/time (NB. The mailbox **WILL NOT** open before the below dates/time).

MAILBOX OPEN: 11 AM, TUESDAY 27TH OF MAY 2025. (Do not submit bids until AFTER this date/time).

MAILBOX CLOSE: 12 NOON, THURSDAY 29TH OF MAY 2025. (No bids will be accepted AFTER this date/time).

Please ensure you have sufficient time to submit all of your bid before the closing date deadline. **We recommend that bids are submitted at least 24 hours before the closing date.**

Electronic copies of bids containing all the required information must be submitted to:

Propertyoffers@glasgow.gov.uk

All electronic bids must comply with the following:

- The e-mail subject heading should read: **"15-17 Shaw Street – Closing Date Bid - 12 noon on Thursday 29th May 2025"**.
- Bids should be submitted in a pdf format (or any other format which cannot be edited or altered).
- We cannot accept e-mails with attachments in excess of 30MB. If documents are in excess of this amount, then they should be separated and sent with numbered e-mails, i.e. 'e-mail 1 of 2'; 'e-mail 2 of 2' etc with the subject heading set out above.
- If you receive a response saying that your e-mail has been quarantined, or there has been failure to deliver, please contact:
Graeme Davies, Tel: 07774 336 531 Email: graeme.davies@citypropertyglasgow.co.uk

- An automatic reply will be issued on receipt of e-mail. No further correspondence will be entered into prior to the closing date. **Please check your 'junk' folder if you do not immediately see a reply.**

GENERAL BIDDING INFORMATION

We are inviting offers on the Ground Floor Retail Unit, 15-17 Shaw Street, Glasgow.

Please note that any offers received after the closing date will not be accepted.

Time limited acceptance of offers cannot be adhered to as it is necessary to report offers to Committee.

All bids will be subject to reporting to the relevant Committee. No decision will be taken until all necessary approvals have been obtained.

No offers will be considered prior to the closing date.

Please note that the name of the purchaser/purchasing entity cannot be amended once Committee or Delegated Approval has been received.

City Property (Glasgow) LLP (CPG) request interested parties to provide proof of available funding to complete the proposed purchase and undertake the development.

CPG and Glasgow City Council have occasional requests under Freedom of Information legislation; Submitting Parties are assumed to accept the possibility that information contained within their submission may be disclosed under such requests.

CPG reserves the right to alter the above closing date for offers. In these circumstances, notification of any change will be sent to parties who have registered their interest in this property.

HEADS OF TERMS

Please note that Heads of Term offers should provide the following information:

1. **Purchase Price** – this must be a fixed sum, exclusive of VAT.
IT SHOULD BE NOTED THAT IF THIS INFORMATION IS NOT INCLUDED IN YOUR OFFER, THEN YOUR BID WILL BE DEEMED NON-COMPLIANT AND WILL NOT BE TAKEN FORWARD FOR CONSIDERATION.

Staged/phased payments will only be considered where they offer best consideration for Glasgow City Council.

Any additional payments offered through e.g. planning overage and/or sales overage should be detailed.

2. **Name and address of Purchaser** - if more than one name please provide all purchasers' names.
3. **Name of Party/Company to take title to the subjects** – if different from the purchaser's. The name of the party/company to take title to the subjects must be provided if different from the purchaser's name, as changes cannot be made following the report to Glasgow City Council's Contracts and Property Committee.
4. **Registered Office Address and Registration Number** – if applicable.
5. **Legal Advisors for Purchaser** – name, address and contact details.
6. **Suspensive Conditions** – details of all suspensive conditions and timescales for purification must be stated.
7. **Timescale for Transaction** – conclusion of:
 - Missives, and
 - Completion and payment of purchase price.
8. **Funding Statement** - CPG require bidding parties to provide proof of available funding to complete the purchase and proposed development.
9. **Details of All Due Diligence and Discussions carried out to date.**
10. **Track Record of Purchaser** – any information in relation to previous developments, costs associated with these and details of the key principals to be involved should be included.
11. **Deposit** – A non-refundable deposit paid upon conclusion of missives is expected, where suspensive conditions apply. Proposals are invited on this aspect.

Using the numbering provided above, set out the details of each point under the relevant headings within your bid submission.

These requirements are essential elements to any submission in order to allow full consideration of the offer submitted.

CONDITIONS OF SALE

CPG **does not bind itself to recommend acceptance of the highest or indeed any offer** and on supplying particulars is not issuing instructions and will not therefore bear any liability for Agents or other fees.

Glasgow City Council (GCC) holds title to the subjects, although no warranty is offered in this regard, and the property will be sold in its existing condition.

The purchasers shall pay all VAT and Land and Buildings Transaction Tax (LBTT) incurred in connection with this transaction together with their legal expenses.

GCC gives no warranty that the site is suitable for alteration or further development and all interested parties shall require to determine that the site is suitable for any future proposals and take whatever steps are necessary to ensure compliance with statutory requirements.

No warranties are given as to the suitability, or otherwise, of any of the services currently located in the subjects or within the site boundary.

The purchasers shall apply for any statutory permission and meet the costs of obtaining such permissions.

The purchasers shall comply with all statutory requirements of all statutory bodies in carrying out works to the subjects, or within the grounds of the subjects.

In the event of any application for necessary consents being refused, the Council shall not be held liable for any expenses incurred by the applicant or their agents and either party will be entitled to resile from the agreement without penalty.

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and owner details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves (by inspection or otherwise) as to the correctness of each of them and are advised to do so.

No person in the employment of CPG or Glasgow City Council has authority to give any representations or warranties whatsoever in relation to any property.

All development work shall be completed within a development timescale to be agreed with City Property.

Particulars are set out as a general guideline only and for guidance of intending purchasers only and do not constitute part of an offer or contract.

PLANNING

The following should form key considerations of any offer:

Glasgow City Development Plan was adopted on 29 March 2017. The new local development plan replaces Glasgow City Plan 2 (2009) and sets out the Council's land use strategy providing the basis for assessing planning applications – see <https://www.glasgow.gov.uk/developmentplan>