

PRIME STUDENT ACCOMMODATION DEVELOPMENT OPPORTUNITY

366 CATHEDRAL STREET, GLASGOW, G1 2DA



CGI Image of the consented development site

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SUMMARY

- 100% prime student accommodation development opportunity in Glasgow city centre
- Rare opportunity to deliver a fully consented 414 bed, 18 storey landmark student accommodation development
- Located between Strathclyde University, Glasgow Caledonian University and The City of Glasgow College
- Situated adjacent to Buchanan Galleries Shopping Centre and Queen Street railway Station
- Glasgow is home to 77,229 higher education students, of which 62,812 are full time



LOCATION

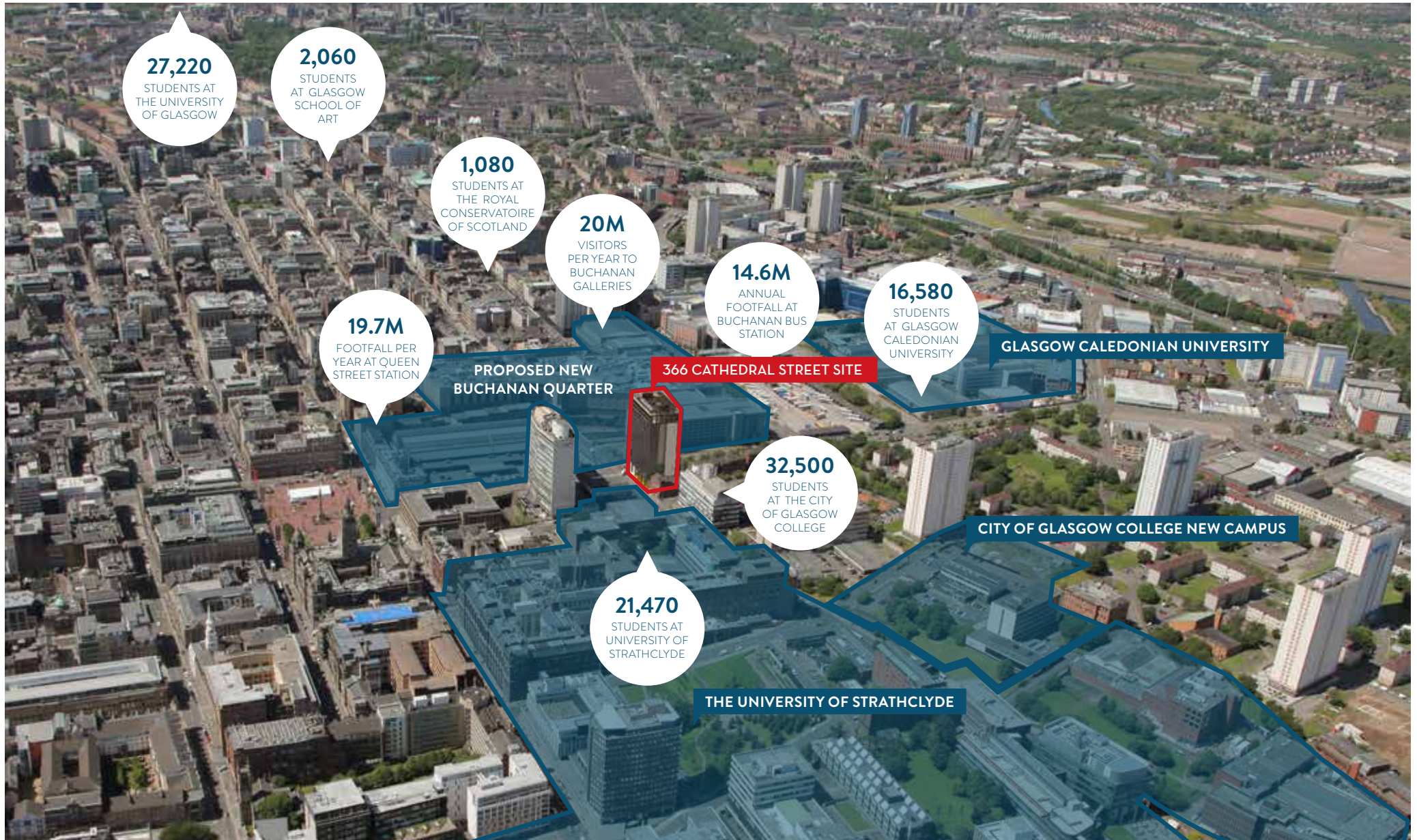
The property occupies a high profile street corner position at the junction of Cathedral Street and North Hanover Street adjacent to the existing Buchanan Galleries car park and overlooking Queen Street Train Station. North Hanover Street links George Square to the M8 motorway at Junction 16 whilst Cathedral Street connects the prime retailing pitch of Buchanan Street with the campuses of Strathclyde University and City of Glasgow College.

Buchanan Galleries presently provides around 56,000 sq m (600,000 sq ft) gross retail floor space, comprising 80 of the best

High Street stores including John Lewis, Boots, H&M, NEXT and Gap and has direct access to its own 2,000 space multi-storey car park.

Cathedral Street is the recognised home to both the University of Strathclyde and City of Glasgow College, each having their main campuses within 200m of the site. The City of Glasgow College have recently completed their new 64,000 sqm City campus located on Cathedral Street, costing over £200m and is home to 40,000 students and over 1,000 staff.

Glasgow Caledonian University campus, the fifth largest University in Scotland is also located very close by on North Hanover Street. The Glasgow School of Art, School of Dentistry and The Royal Conservatoire of Scotland are all situated within 5 - 10 minutes walking distance of the site. The University of Glasgow which is situated in the West End is easily accessed via the bus or subway.



366 Cathedral Street Site is a CGI image of the consented development proposal

HIGHER EDUCATION IN GLASGOW

The Scottish Government abolished tuition fees for all undergraduate students from Scotland and the EU who study at Scottish universities. Glasgow's HEIs have witnessed an increase in total student numbers of 5.6% from 2011/12.

University	Total HE students	Total FT students	Total PG Students	Total International students	The Times 2017 Ranking	Applicants per place
University of Glasgow	27,220	23,355	5,915	7,630	29th	6.9
University of Strathclyde	21,470	16,920	4,060	3,960	48th	6.4
Glasgow Caledonian University	16,580	12,950	1,610	2,045	99th	7.6
Glasgow School of Art	2,060	1,940	465	660	-	-
Royal Conservatoire	1,080	1,025	210	290	-	-
City of Glasgow College	8,819	6,622	-	-	-	-
Total	77,229	62,812	12,260	14,585		



DESCRIPTION

A cleared brownfield site extending to approximately 0.20 acres (0.81 ha).

PLANNING

The site benefits from detailed planning permission for 414 student beds (application ref. 16/O1329/DC), granted on 27th October 2016. There has also been previous consent for hotel use on the site (application ref. 13/O1035/DC). Alternative residential, retail or office uses may be acceptable subject to obtaining further planning consents.

Should you wish to discuss planning in more detail please contact Alastair Wood of Savills on 0141 222 4102 or awood@savills.com.

OFFERS

Offers are invited for the heritable interest in the site (Scottish equivalent to English Freehold)

FURTHER INFORMATION

Detailed information is available via a secure extranet site. Access is available to interested parties via the sole selling agents.
SUBJECT TO CONTRACT

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