

# Redevelopment Opportunity

ALEXANDRIA TOWN CENTRE

Retail Led Mixed Use

## SITE:

Mitchell Way / Bank St / Church St



# PROPOSAL

West Dunbartonshire Council (WDC) aims to facilitate the regeneration and extension of Alexandria Town Centre through the public tendering of the 'Mitchell Way' Development Site which extends to 3.89 acres (1.57 hectares) or thereby, as defined by the red boundaries on the attached aerial photograph.

It is anticipated the successful development will comprise a modern Class 1 (food and non-food) retail scheme, suitably integrated within the existing town centre to enable an enhanced public realm and retail experience for the resident catchment population. Residential and alternative commercial uses will be considered within the context of any retail-led proposal.

An additional 2.81 acres (1.14 hectares) or thereby, defined by the site within the blue boundary, can be made available by WDC should this be considered desirable to optimise the inherent redevelopment potential of the Mitchell Way Development Site.

The Council views this opportunity as a major catalyst to both the redevelopment and regeneration of Alexandria Town Centre specifically, and broader West Dunbartonshire area generally. WDC is therefore inviting developers of demonstrable calibre and experience to participate in an Invitation To Tender in the delivery of this town centre regeneration project.



# LOCATION

Alexandria is located approximately 20 miles west of Glasgow City Centre within West Dunbartonshire (population c. 92,000 people), between Dumbarton and the limitless attractions of Loch Lomond and The Trossachs National Park. Comprising the 3rd largest urban area within West Dunbartonshire, the town benefits from excellent road communications via the A82 / M8 and Erskine Bridge to Glasgow / Glasgow Airport. Immediately adjoining the town centre, Alexandria Railway Station provides direct lines to Glasgow Queen Street, and the A82 - to the immediate west of the town centre - comprises the main vehicular route for all commercial and tourist traffic to Oban, Fort William and beyond. Neighbouring attractions include Dumbarton Castle, Loch Lomond Shores Retail and Visitor Centre, Levensgrove Park and Loch Lomond Golf Course. The Mitchell Way Development Site, readily accessed from Main Street and Bank Street, lies in the heart of Alexandria Town Centre, in close proximity to such retailers as Boots, M & Co and Iceland.

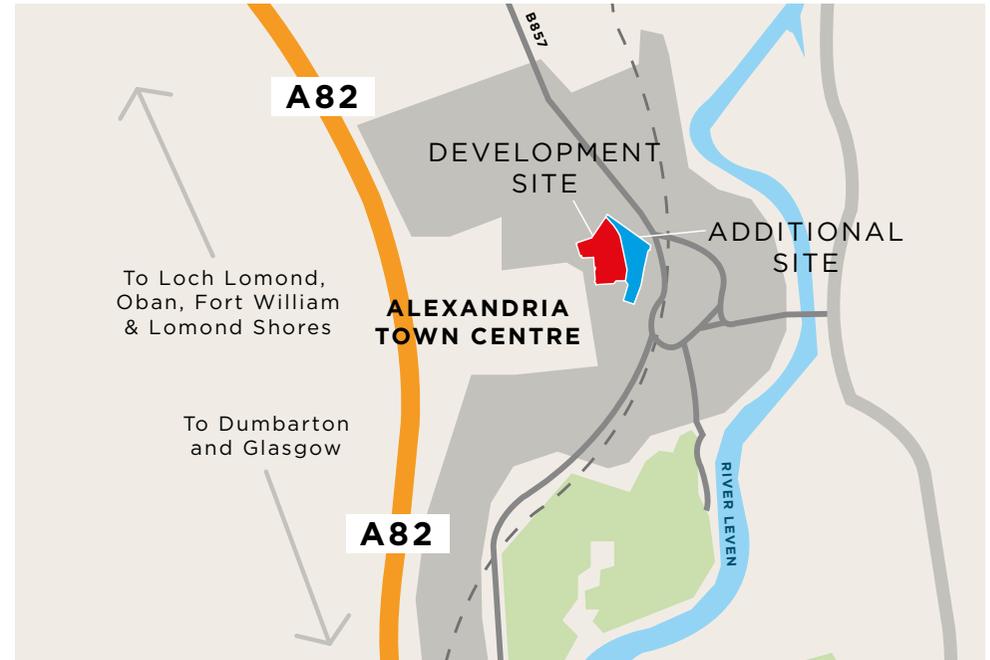
# SITE

The Mitchell Way Development Site, lies to the immediate south of Mitchell Way and comprises a sloping site rising from Bank Street to the south and east. The site currently comprises of a mixture of roads, taxi ranks, parking areas, service yards, electrical substation, and commercial properties in temporary occupation. Of these No's 30 to 40 Mitchell Way are scheduled for demolition as part of the Council's site assembly. The additional site is effectively bounded by Bank Street and the rail line, to the west of the Mitchell Way Development Site. This area, again on a slope rising towards the station, is effectively undeveloped and currently given over to hard-standing for use of rail commuters.

# PLANNING

The site falls under the West Dunbartonshire Local Plan adopted in March 2010. The plan identifies the Mitchell Way site as falling within Alexandria Town Centre, and under the terms of Policy RET1, town centres are identified as the preferred location for new retail, commercial, leisure, cultural and public service development. In addition Policy GD2 identifies land at Bank Street as a redevelopment opportunity for retail, residential and commercial use.

The proposed West Dunbartonshire Council Local Development Plan has been through Examination and identifies Alexandria Town Centre as a "Changing Place", with the strategy to include strengthening of the retail offer through identification of opportunities for a new food store and other new and refurbished retail floor space. It further identifies the desire to increase the population of the Town Centre through residential development opportunities. The plan supports the development of a new food store on the site extending south from Mitchell Way. In addition, the provision of new and refurbished commercial units and residential developments as part of a mixed use proposal centred on Mitchell Way is also supported.



# THE WIDER PICTURE

West Dunbartonshire is a widely diverse geographical area that has attracted recent investment from a number of sources.

## LOMONDGATE:

Ground-breaking £100 million mixed use development with housing by the Walker Group, Persimmon and Taylor Wimpey. Business occupiers include Premier Inn, Aggreko and Costa Coffee's first drive through outlet in Scotland.

## LEVENGROVE PARK:

Home to the Scottish Pipe Band Championships for the past 16 years. Recently received £2.66m through the Lottery Heritage Fund to restore historic character, improve amenities and funding for events and activities.

## FASLANE:

The recently announced £500m investment through contracts for the Royal Navy Base will secure existing positions and create thousands of new jobs.

## QUEENS QUAY:

Home to the iconic Titan Crane, recent plans for the site include a joint venture to deliver over 1,000 new homes with total investment in the region of £265m, the Council looking to provide infrastructure and site assembly funding.

## LOCH LOMOND SHORES:

Popular lochside visitor attraction anchored by Jenners Department Store where visitors can also experience The Loch Lomond Sea Life Centre and Valvona & Crolla food hall.

## KIPPEN DAIRY SITE:

Joint development by Caledonia Housing Association in partnership with the Robertson Group, Cordale Housing Association and Dunbritton Housing Association on the former dairy site in the centre of Alexandria. Providing a mix of flats, family houses and accessible units for the residential rental market.

## CAMERON HOUSE:

World renowned 5\* hotel, spa and golf course, part of the QHotels Group situated on the shores of Loch Lomond.

## VALE OF LEVEN INDUSTRIAL ESTATE:

Mixed light industrial use with the Council committing £900,000 towards creating new workshop space and the purchase of further sites for new development. The estate includes occupiers Chivas Brothers, Polaroid and Diamond Power and is part of the Central Scotland Green Network's 100 ha investment corridor.



# FURTHER INFORMATION

## TENDER PROCESS:

Sale of the Mitchell Way Development Site will take place via a public Invitation To Tender. A full copy of the ITT and relevant background / supporting documentation is available from this office.

## PRICE:

Our client seeks to obtain a premium (capital receipt equivalent) in return for a 125 year ground lease at a peppercorn rent of £1pa (one pound sterling), with option to purchase following practical completion.

## TIMETABLE:

The ITT procurement process will close 14th December 2015, with the successful bidder advised March 2016. Development will commence 12 months later following completion of all necessary legal and planning formalities.

## VAT:

Both sites have been elected for VAT.

## VIEWING:

The subjects comprise open sites which may be viewed at leisure. Accompanied viewings may be organised in advance with the appointed agents.

## DEVELOPER DAYS:

Scheduled for 22nd of October and the 18th November 2015, interested parties are invited to partake in Developer Days hosted by WDC. Whilst not mandatory, these are designed to offer the opportunity for individual parties to raise queries pertinent to their proposals.

## CLOSING DATE:

The Mitchell Way Development Site and, if required, Additional Site will be tendered for sale at closing date via the ITT process indicated above. All interested parties are invited to register their formal interest in order to gain access to the ITT documentation, supporting data bank, and to be advised of future procedural matters including Closing Date.



# ENQUIRIES

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Enquiries regarding this development opportunity should be made to:

Whitelaw Baikie Figes  
81 St. Vincent Street  
Glasgow  
G2 5TF

## CONTACT:

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Promoting Regeneration

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Dunbartonshire  
COUNCIL

