

LEGALHOUSE

▷ 101 GORBALS STREET | GLASGOW G5 9DW

FOR SALE

**MULTI-LET OFFICE
INVESTMENT MAJORITY LET
TO THE LORD ADVOCATE.**

**MULTIPLE ASSET MANAGEMENT
OPPORTUNITIES TO EXPLORE**



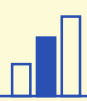
INVESTMENT OVERVIEW



Legal House occupies a prime position beside Glasgow's key judicial landmarks, including Ten Ballater Street, a mission-critical office for The Lord Advocate.



Prominently positioned on Gorbals Street, the property generates a passing rent of £255,113 per annum, reflecting a low £13.90 per sq ft (excluding car parking).



The asset provides a clear opportunity to grow income through leasing vacant space, re-gearing short term income and selective refurbishment.



The property benefits from strong synergies with Ten Ballater Street increasing the appeal to court-related and wider legal service occupiers.



The property is held on a long leasehold basis by View Castle (Properties) Limited until 28th May 2142 at an annual rent of £1 per annum, with the heritable interest owned by Glasgow City Council.



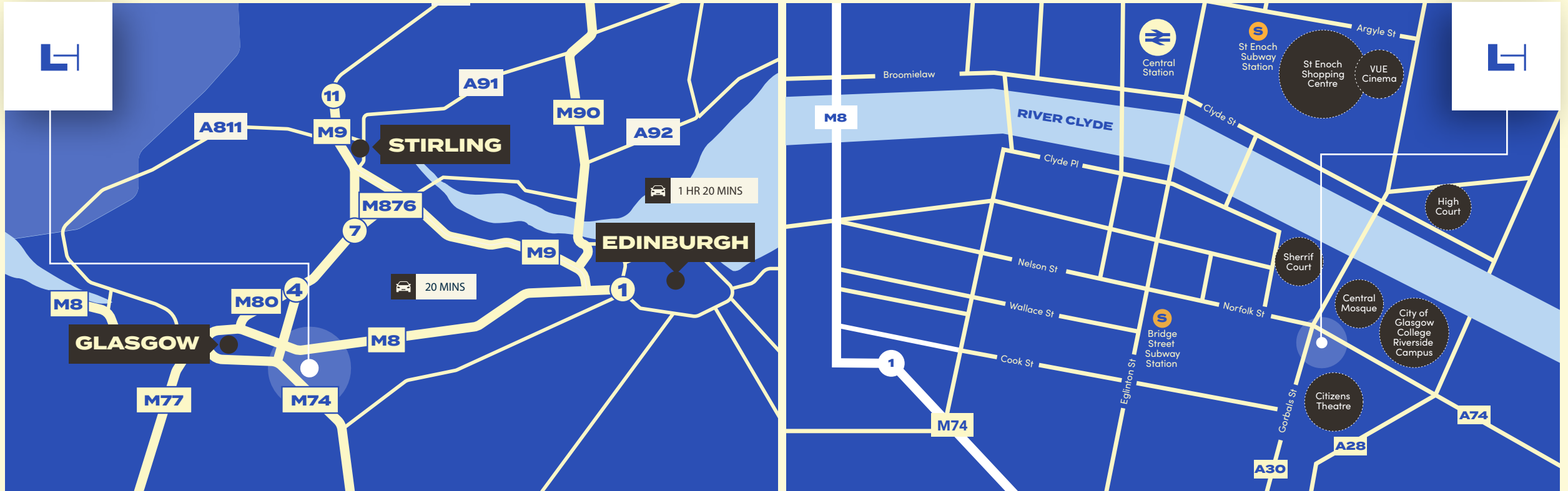
Pricing significantly below reinstatement cost, offering great value and yield return.



Offers in excess of **£1,250,000** exclusive of VAT, reflecting a **Net Initial Yield of 14.99%**, after allowing for normal purchaser's costs. This equates to a low **capital value of £68 per sq ft**.



Purpose-built workspace with flexibility at its core



PRIME POSITION



THE PROPERTY IS LOCATED JUST OFF THE SOUTH BANK OF THE **ICONIC RIVER CLYDE**, AND IS A **SHORT WALK TO GLASGOW CITY CENTRE**.

The area has undergone significant regeneration, driven by the Barclays campus and the £20m Citizens Theatre redevelopment. Residential growth continues through Laurieston Living, now delivering 600 affordable homes and reinforcing the district's strong community focus and long-term momentum.



WELLCONNECTED

A short walk from Bridge Street Subway and Glasgow's national rail links, the property sits less than a mile from the M8 (under an hour to Edinburgh) with the M74 providing direct links to Manchester, Birmingham and other major English cities.



MODERN WORKSPACE

- **Modern 2-3 storey office building** with an attractive brick and curtain-glazed façade.
- **Glazed atrium and contemporary entrance canopy**, delivering a high-quality first impression for visitors.
- **Flexible floorplates** offering a mix of open-plan and cellular space suited to multi-occupancy.
- **Quality specification** including passenger lift to all floors, raised access floors and suspended ceilings with recessed lighting. The modern window system provides excellent natural light throughout.
- **Well-maintained landscaped surrounds**, enhancing the overall setting and occupier appeal.



PURPOSE-BUILT
WORKSPACE
**WITH FLEXIBILITY
AT ITS CORE**



101 GORBALS STREET | GLASGOW G5 9DW

ACCOMMODATION AND TENANCY PROFILE

▶ The property extends to approximately 18,351 sq ft and is arranged as follows:



Unit / Suite	Tenant	Area (sq ft)	Lease Start	Lease Expiry	Next Rent Review	Break Option	Passing Rent	Net Rent	Headline Rent (£) per sq ft
Second Floor	The Lord Advocate**	2,268	10/11/2006	02/05/2028	02/05/2026 (OMR)	–	£30,475	£30,475	£13.44
First Floor	The Lord Advocate**	2,336	02/05/2003	02/05/2028	02/05/2026 (OMR)	–	£28,000	£28,000	£11.99
First & Part Second Floor G16, G4, G5, G6	The Lord Advocate**	7,957	24/09/2001	02/05/2028	02/05/2026 (OMR)	–	£100,935	£100,935	£12.69
Ground Floor – Suite 5 & 5A	The Lord Advocate**	1,015	03/05/2023	02/05/2028	02/05/2026 (OMR)	–	£13,500	£13,500	£13.30
Ground Floor – Suites 6 & 11–15	Anne Marie Cassidy*	1,167	04/01/2017	31/03/2027	–	–	£18,950	–£1,731	£16.24
Ground Floor – Suites 9 & 10	Moss and Kelly Solicitors Ltd*	919	06/01/2022	31/05/2027	–	–	£17,950	–£2,430	£19.53
Ground Floor – Suite 4	Moss and Kelly Solicitors Ltd*	164	04/07/2026	04/06/2031	04/07/2028	10/07/2027 (Tenant)	£5,084	£2,724	£31.00
Ground floor – Suite 3	Laurence Hodgens*	90	08/02/2023	08/01/2028	–	–	£2,790	£794	£31.00
Ground Floor – Suite 2 & 7	Vacant – All Inclusive rental cover for 12 months	509	–	–	–	–	£15,779	£4,500	£31.00
105 Gorbals Street (Retail)	Bravo Food Ltd	799	29/11/2024	28/11/2029	–	–	£10,000	£10,000	£12.52
107 Gorbals Street (Retail)	Gorbals Convenience Ltd	1,127	01/11/2023	31/10/2033	01/11/2028 (OMR)	01/11/2028 (T/L)	£11,650	£11,650	£10.34
10 Ballater Street	Ballater Property Ltd		15/07/2011	28/05/2142			£1***	£1***	
Total		18,351					£255,114	£198,418	

* All inclusive rent.
** Tenant is benefitting from a six-month rent concession commencing 02/05/2026, during which rent is charged at 50%. The vendor will top up the rent for the duration of this concession.
*** Only payable if demanded.

THE LORD
ADVOCATE

The Lord Advocate is Scotland’s chief legal officer and public prosecutor, with all indictments brought in their name. The Crown Office and Procurator Fiscal Service (COPFS) handles prosecutions, receives the crime reports, decides on action, investigates unexplained deaths and oversees allegations against police officers. COPFS also occupies the adjoining 10 Ballater Street building under a long lease, extending to 54,744 sq ft over four floors.



CROWN OFFICE
& PROCURATOR
FISCAL SERVICE

101 GORBALS STREET | GLASGOW G5 9DW

EPC

EPC's available on request.

TENURE

The property is held on a long leasehold basis by View Castle (Properties) Limited until 28th May 2142 at an annual rent of £1 per annum, with the heritable interest owned by Glasgow City Council.

VAT

The property has not been VAT elected; therefore no VAT will be payable on the purchase price.

ANTI-MONEY

LAUNDERING REGULATIONS

To comply with the current anti-money laundering regulations the agents acting on both sides of any qualifying transaction are required to undertake appropriate due diligence in advance of the transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will be required to disclose all relevant information prior to conclusion of missives to enable the agents to meet their respective obligations under the Regulations.

PROPOSAL

Offers in excess of
£1,250,000 exclusive
of VAT, reflecting a **Net
Initial Yield of 14.99%**,
after allowing for normal
purchaser's costs. This
equates to a low **capital
value of £68 per sq ft.**

FURTHER INFORMATION

Stuart Low

M 07793 808 337

E stuart.low@ryden.co.uk

Ryden

Scott Howie

M 07973 693 090

E scott.howie@inglishowie.com



LEGALHOUSE

The agents for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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; (iii) no person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property. July 2026. Produced by Fifth House