

# Ryden

## TO LET

COMMERCIAL UNIT (CLASS 1A) OR  
RESTAURANT (SUBJECT TO PLANNING)  
127 SQ M (1,369 SQ FT)



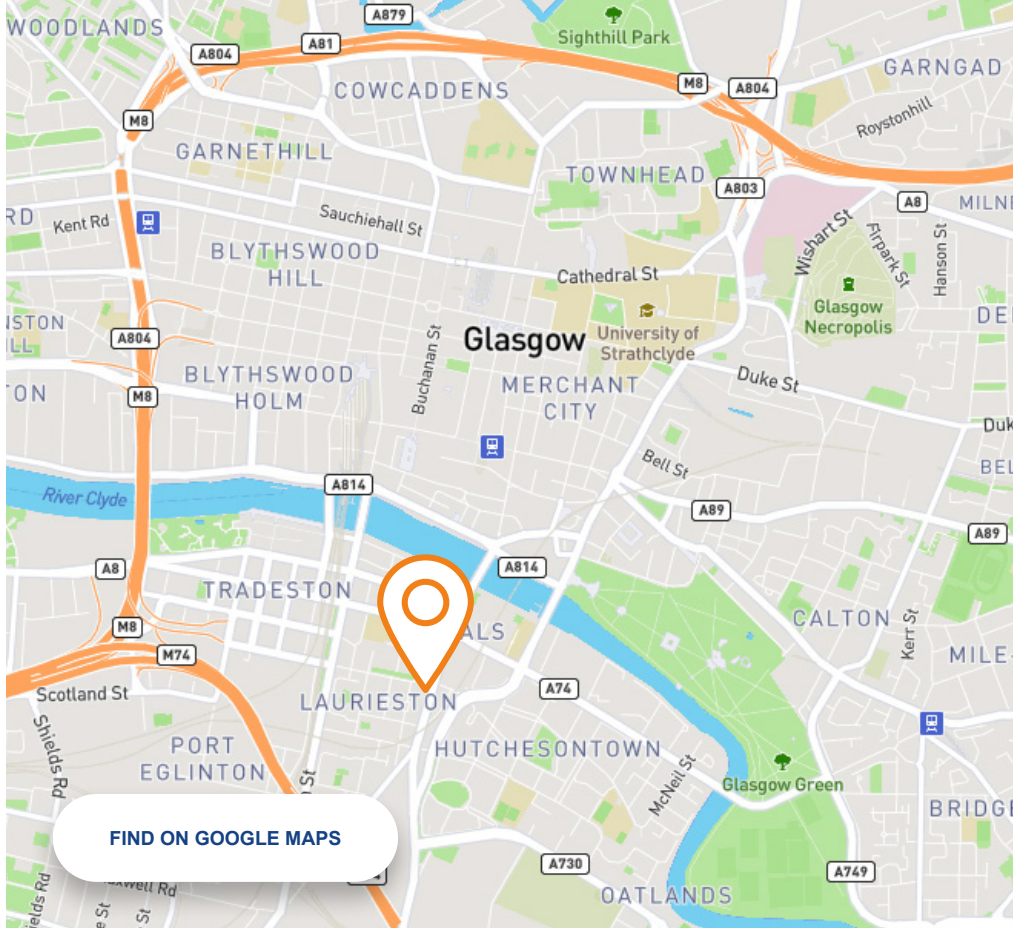
162 - 170 GORBALS  
STREET  
GLASGOW  
G5 9DS

CLOSE PROXIMITY TO  
GLASGOW CITY CENTRE

SUITABLE FOR A VARIETY  
OF USES, SUBJECT  
TO PLANNING

OFFERS IN EXCESS  
OF £18,500 PER  
ANNUM (EXC VAT)

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



## LOCATION

Gorbals Street is a busy main road connecting the south side of Glasgow to the city centre. This part of Gorbals is being regenerated through the implementation of the New Gorbals and Laurieston Masterplan, creating attractive residential developments on the gap sites around the property.

The location is also home to the Citizens Theatre which is undergoing refurbishment. Gorbals Street is a busy public and private vehicle route supplemented by pedestrian and cycle enhancements.

## DESCRIPTION

The unit has been designed to include the potential for a mezzanine to be created as part of the fit-out.

New shop fronts have been installed as well as the front doors being refurbished.

There is toilets to the rear of the property as well as potential for a kitchen installation.

## ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	127	1,369

## RENT

Offers in excess of £18,500 per annum, exclusive of VAT.

## LEASE TERMS

The subjects are available on a Full Repairing and Insuring basis.

## EPC

The property has an EPC rating of 'E'.

## RATES

The local authority rates require to be reassessed and are to be confirmed.

## PLANNING

The current use is an office within Class 2 / Class 1A. Which allows for retail use. Cafe / restaurant use was approved in 2016 which has now lapsed.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

## FURTHER INFORMATION

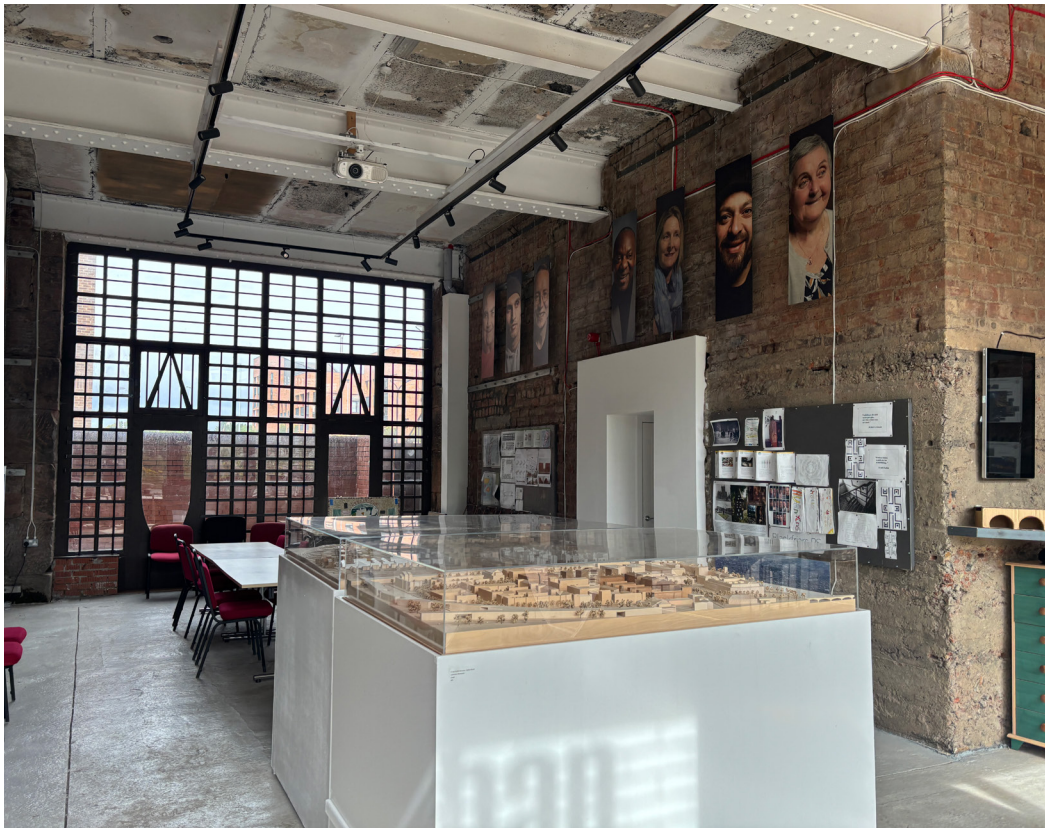
This is a rare opportunity to lease a refurbished but historic property in this prominent location and revitalised part of Glasgow.

Our clients wish to secure a tenant for the ground floor space appropriate to the building's careful restoration and prominent position within this regeneration area. All commercial uses will be considered.

**EXCELLENT  
OPPORTUNITY  
CLOSE TO  
GLASGOW  
CITY CENTRE**

**127 SQ M  
(1,369 SQ FT)**





# GET IN TOUCH

Please get in touch with our letting agent for more details.

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**Ryden**

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# Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given 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 Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **September 2025**



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