

TO LET — MERCHANT CITY

RETAIL PREMISES



28 High Street,
Glasgow, G1 1NL

- Highly prominent retail unit.
- Would suit a variety of uses.
- Unit extends to approximately 161sq. m. (1,733sq.ft.).
- New FRI lease available.
- Rental offers in excess of £25,000 per annum.

LOCATION

The property is situated on the east side of High Street close to its junction with Gallowgate and Trongate, in the heart of the vibrant Merchant City. This location is home to a wide variety of retailers and F&B occupiers, including Outlier, Spitfire Coffee, Kozi Café, Subway, Dominos, Guitar Guitar and many others.

DESCRIPTION

The subjects comprise a ground floor retail unit forming part of a larger mixed-use development with residential and commercial uses. Benefiting from a large double frontage to High Street, the unit lends itself to a variety of uses.



Internally the unit provides an open plan layout with kitchen/tea prep facilities, WC and rear storage.

ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net internal areas:

Ground Floor:	161sq.m.	(1,733sq.ft.)
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LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

RENT

We are instructed to seek offers in excess of £25,000 per annum exclusive of VAT.

As part of any letting it is likely that our client will require a rental deposit. Full details are available from the letting agents.

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £26,500.

The current rate poundage is £0.498.

VAT

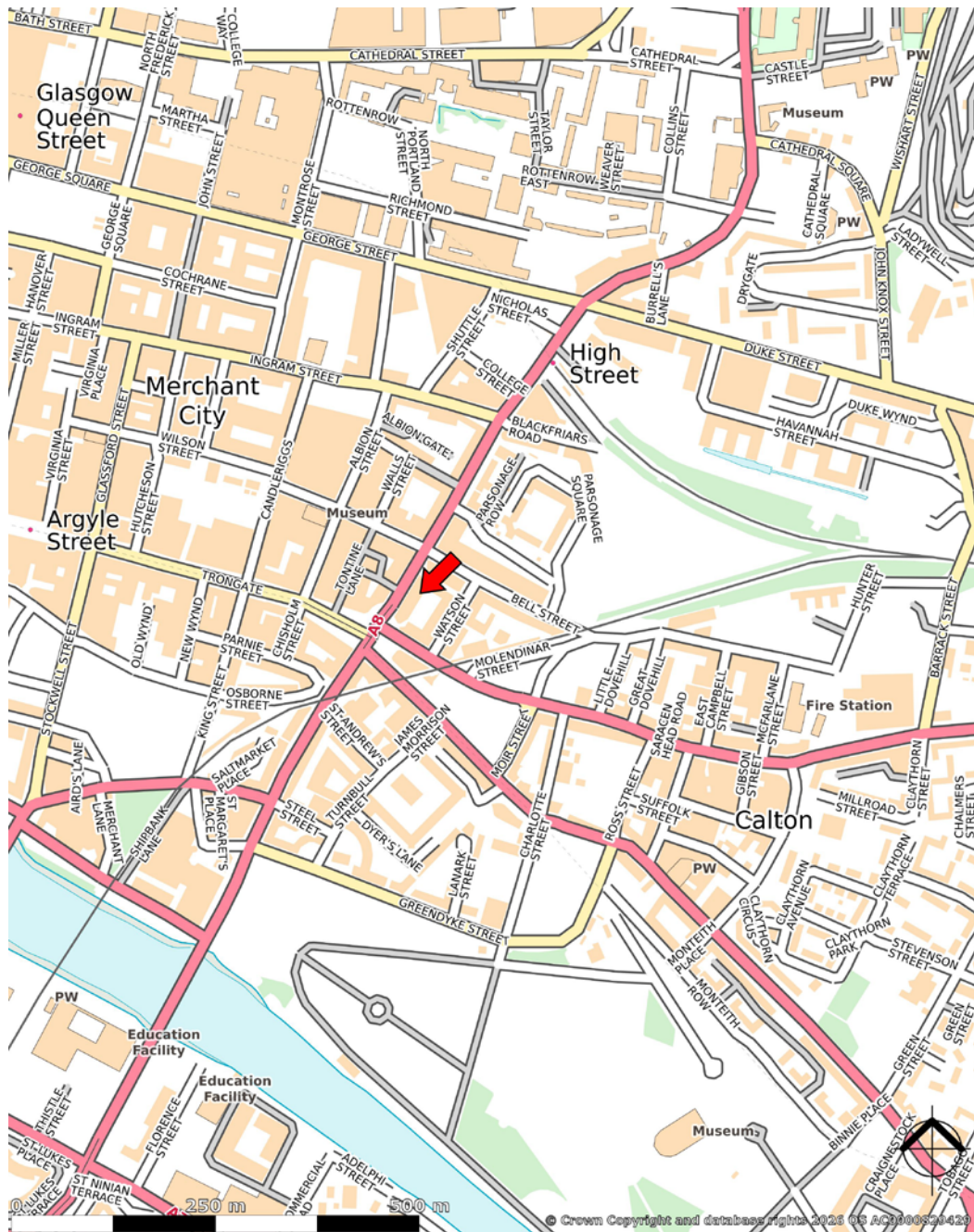
Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the incoming tenant will be liable for LBTT, Extract Copies and VAT thereon.



To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: April 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.