

TO LET
CITY CENTRE RETAIL PREMISES



**35 Glassford Street,
Glasgow, G1 1UG**

- Ground floor retail unit
- City centre location
- High levels of passing footfall
- Extends to approximately 88.26 sq.m. (950 sq.ft)
- Rental offers in excess of £27,500 per annum, exclusive of VAT

LOCATION

Glasgow is Scotland's largest city and benefits from an immediate population of approximately 660,000 persons and an estimated shopping catchment of two million.

The subjects are situated on the west side of Glassford Street, in the heart of Glasgow City Centre by the block bounded by Wilson Street to the north and Argyle Street to the south, in close proximity to Ingram Street. The location is well serviced by bus and train services, equidistant between Argyle Street and Queen Street train stations. Nearby occupiers include, Marks & Spencer, House of Gods, Beifred, The Post Office / Spar.



DESCRIPTION

The subjects comprise a ground floor retail unit forming part of a larger five-storey building of brick construction. The unit benefits from a central pedestrian doorway and large display windows on either side. Internally, the unit is laid out to provide an open plan sales area at the front and storage/toilet accommodation to the rear. The property would suit a variety of retail uses.

ACCOMMODATION

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

Ground Floor:	88.26sq.m.	(950sq.ft.)
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LEASE TERMS

The premises are offered on a long-term Full Repairing and Insuring lease incorporating regular rent reviews.

RENT

We are instructed to seek offers in excess of £27,500 per annum, exclusive of VAT. Incentives are available for a long-term tenant.

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £26,000.

The rate poundage is £0.481 in the pound.

VAT

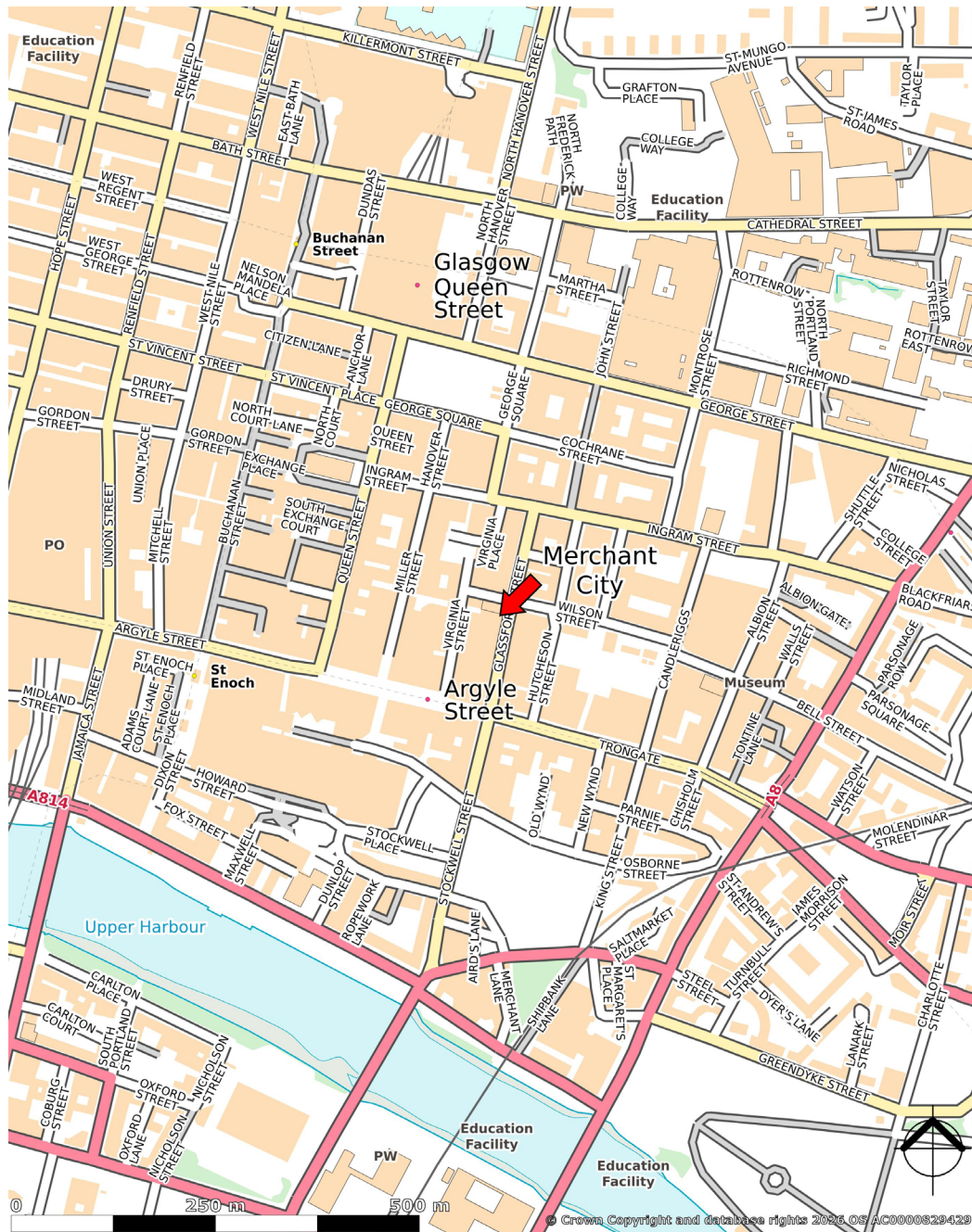
Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

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: September 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.