

Closing Date for Proposals - **30th October 2026**

On the instructions of **Creative Scotland**



350

Sauchiehall Street, Glasgow, G2 3JD

Substantial Opportunity.

- **For Sale/Transfer of Ownership/Operation via Lease**
- Multi-use building
- Substantial Glasgow venue
- Building extends to approximately 34,000sqft



[View Drone Video](#)

350 Sauchiehall Street, Glasgow G2 3JD

Location

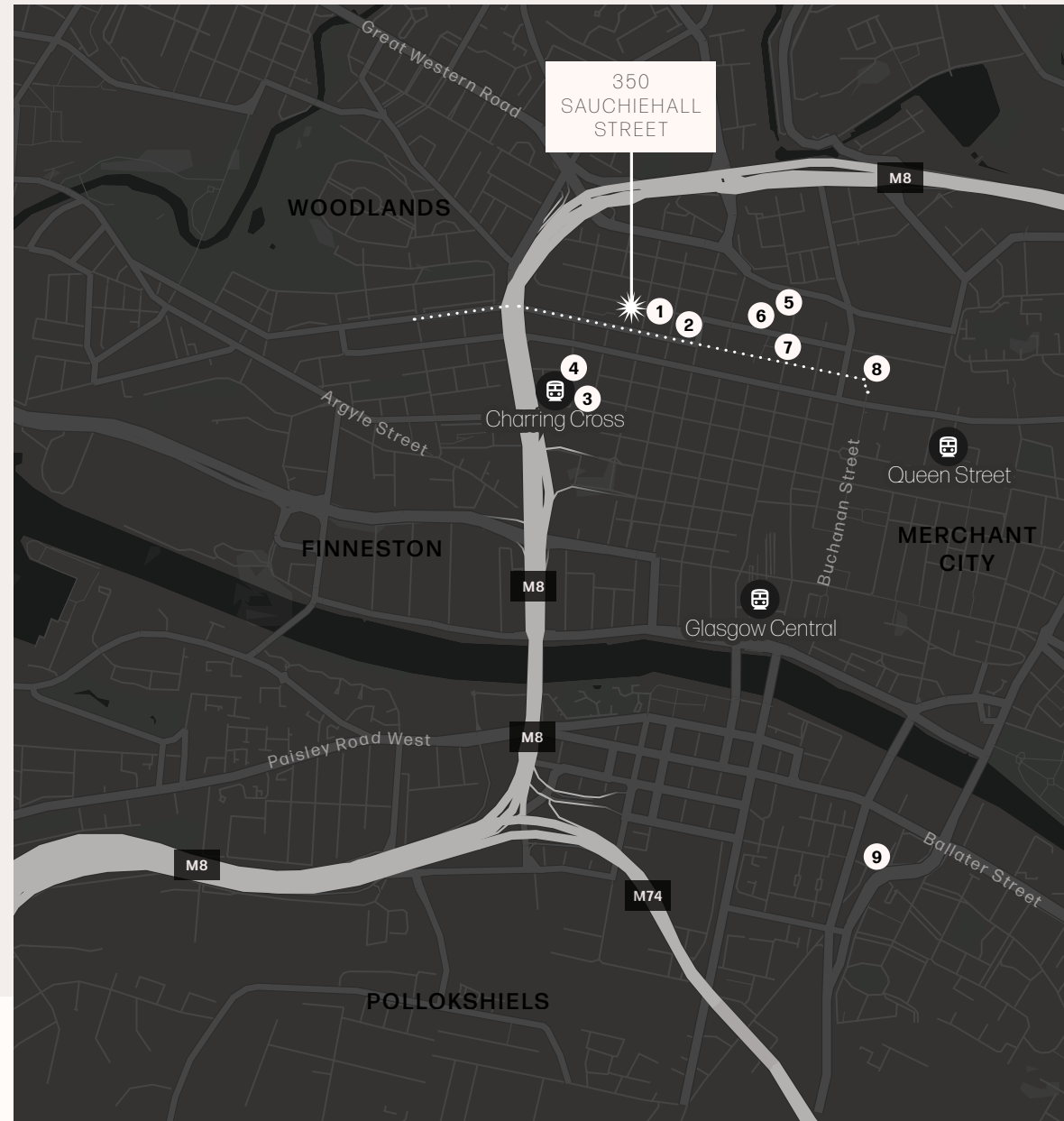


The subjects are located on the **north side of Sauchiehall Street**, at its junction with Scott Street, in the heart of Glasgow City Centre. This part of the city is a mix of residential, student accommodation, commercial and food & beverage outlets.

With excellent road, rail, bus and underground links **the property is ideally situated** for access to the rest of the city and beyond.

Nearby Occupiers Include :

- | | |
|-------------------------|---|
| 1 GLASGOW SCHOOL OF ART | 6 ROYAL CONSERVATOIRE |
| 2 GLASGOW FILM THEATRE | 7 PAVILLION THEATRE |
| 3 SCOTTISH OPERA | 8 ROYAL CONCERT HALL |
| 4 KINGS THEATRE | 9 THE CITIZENS THEATRE |
| 5 THEATRE ROYAL |  TRAIN STATION |



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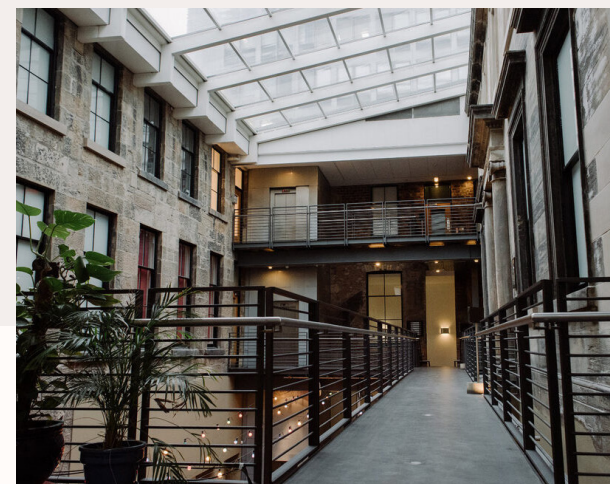
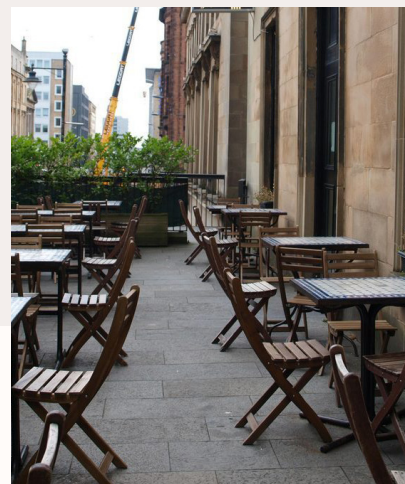
Description



The property comprises a **Category A listed** Alexander “Greek” Thompson three storey blond sandstone building.

Situated within the Central Conservation Area and extensively refurbished in recent years the property currently comprises a variety of spaces including, a theatre, cinema, exhibition space, bar area, offices and a central courtyard.

Access can be taken directly from **Sauchiehall Street** and also **from Scott Street**.

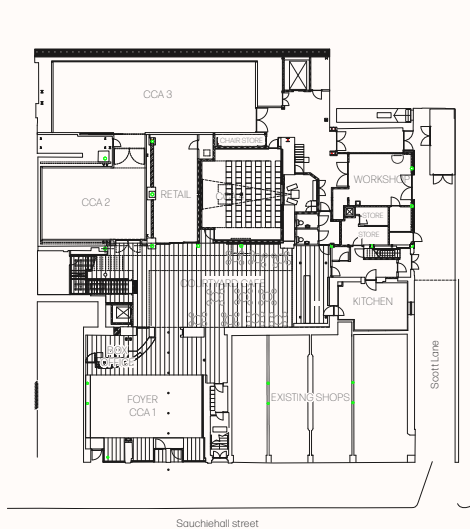


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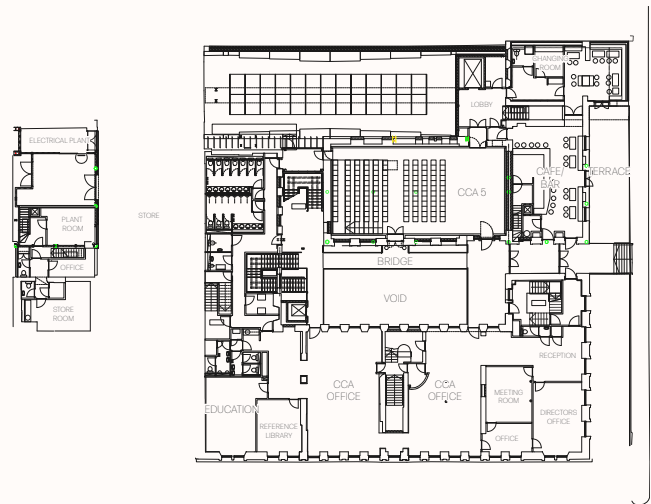
Accommodation



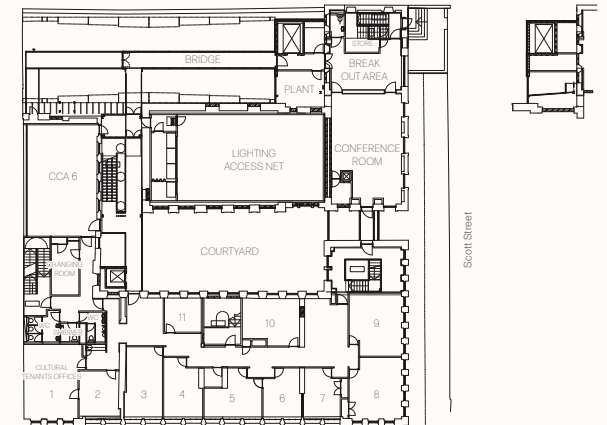
The property comprises a **variety of multi-use spaces** as shown on the layout plans.



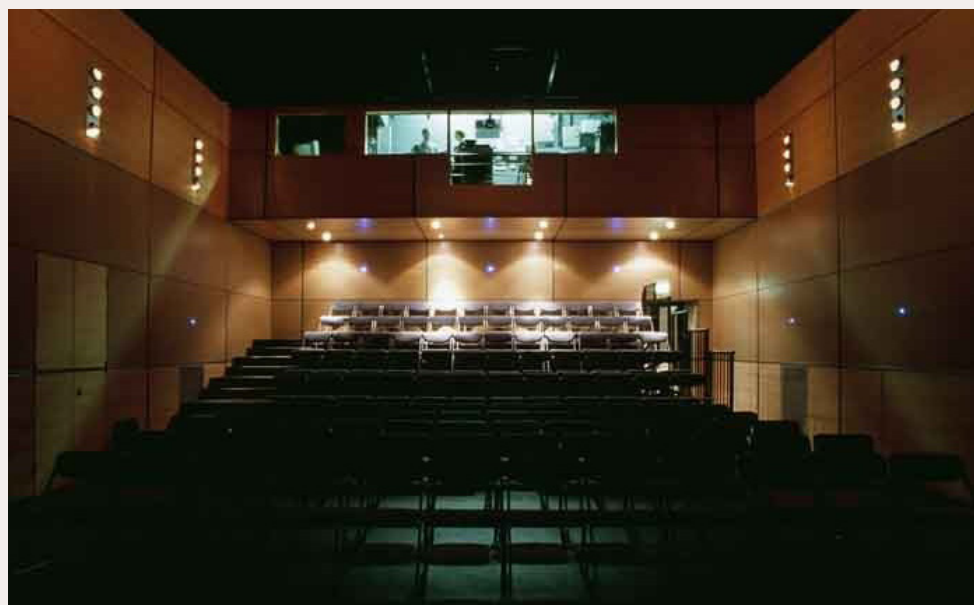
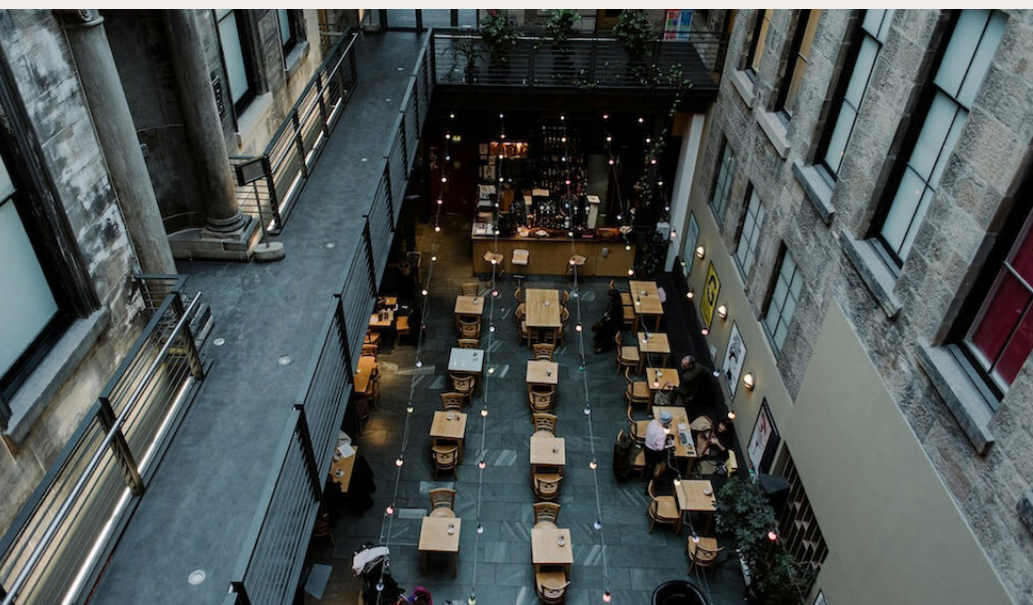
Ground Floor



First Floor



Second Floor



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Final Bid Proposals

Our clients are seeking Final and Full Bid Proposals from interested parties, who can take the building and its cultural use forward. A copy of the Bid Guidance is available on the property listing webpage, and provides full details on how to submit a proposal and confirmation on how bids will be assessed.

For clarity please note that the Bid Deadline is 5pm on Friday 30th October 2026.

Building Information

Please contact the agents for technical information relating to the building.

Viewing & Further Information

Interested parties should contact the marketing agents to express interest, arrange a viewing or for further clarification on any matters.



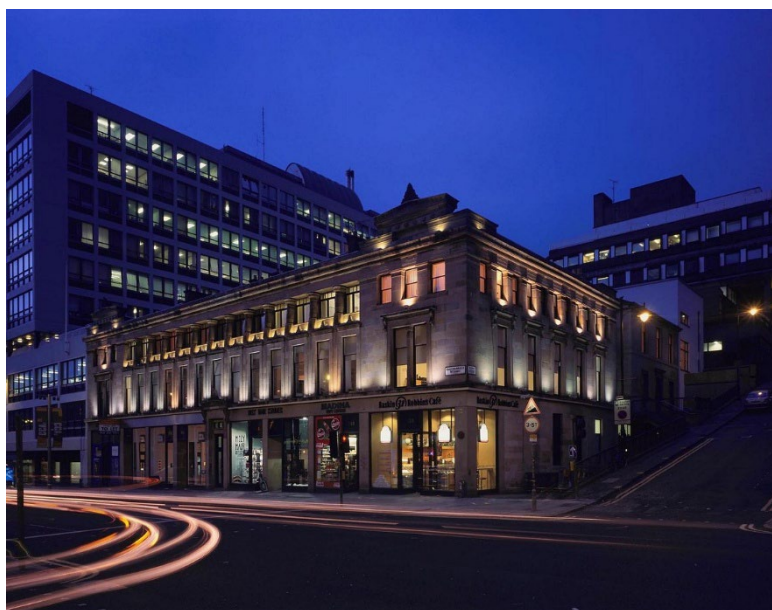
Terry McFarlane

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Bid Guidance

350 Sauchiehall Street, Glasgow G2 3JD

350 Sauchiehall Street is an important cultural asset for Glasgow and for Scotland, with an international reputation borne from the Third Eye Centre and more recently as the Centre for Contemporary Arts (CCA).

Creative Scotland, as owners of the building at 350 Sauchiehall Street, wishes to transfer ownership, sell or agree an operator to lease the building to ensure it can have a vibrant and viable cultural future.

The reason for this is that Creative Scotland's focus is on developing and supporting artists, creative practitioners, organisations and public programmes across Scotland. Our core remit, strategy and expertise does not include the ownership or operation of buildings or other major assets of this type.

As a result, Creative Scotland has invited options for a more appropriate organisation which can take the building and its cultural use forward, and we are pleased to have received 13 expressions of interest from cultural organisations or consortia in that regard.

We now wish to explore those (and any other ideas) further and are launching a more in-depth process to assess the best possible option for the next stage of the building's life. You do not have to have submitted an expression of interest previously to be part of this process.

We invite more detailed proposals from organisations/consortia which set out:

1. Your cultural vision for the building:
 - a. Benefits to the sector, public, Glasgow, and Scotland
 - b. Impacts on the sector, public, Glasgow, and Scotland
2. How you will run it:
 - a. Business and operating model – governance, leadership, skills and experience
 - b. Sustainability – financial and environmental
3. Risk factors present in, or arising from, your proposal

Please note: proposals for ownership and operation will be preferred over proposals for operation via lease.

Deadline for Proposals – 5pm on 30th October 2026

Once we have assessed all proposals, we anticipate moving forward with one or more preferred bidders to fully examine their business plans and make a final decision. We will communicate publicly on progress as we move through the process.

This is an exciting opportunity to become the long-term custodians of a building with over 50 years of history within Glasgow and Scotland's cultural life. Previous operators of the building offered a variety of models over the years which changed and evolved over time. This process offers another opportunity for reinvention of an important building and to contribute to the regeneration of Sauchiehall Street and wider city centre development.

The previous expressions of interest stage has demonstrated that there are many organisations with the ambition to develop innovative and creative ideas for 350 Sauchiehall Street. Creative Scotland looks forward to receiving more detailed proposals from all interested parties with a compelling vision for the future.

How to submit a Proposal

Proposals should be submitted by email to Graham and Sibbald [terry.mcfarlane@g-s.co.uk]

The following information should be included in your submission:

- Organisation information, including:
 - Current work of your organisation, and current operating model
 - Information on partners if your proposal is collaborative or from a consortium
- Description of your vision for the building, including information on:
 - Cultural offer (for both creatives and the wider public)
 - Public offer (such as bar/café/shop/commercial)

- Description of your proposed operating model, including:
 - Whether the building would be run by your existing organisation or by a new entity
 - Whether you are proposing purchase/ownership or operation only
- A description of how your proposed operating model addresses:
 - Cultural benefit and impact to the sector and public (including your approach to Equalities, Diversity and Inclusion)
 - Business and operating model – including governance, leadership, skills and experience
 - Sustainability – financial and environmental
 - Risk factors present in, or arising from, your proposal
- Financial information – broad at this stage – more detailed information will be requested if an organisation becomes the preferred bidder
 - Purchase cost (if applicable - see below)
 - Draft income budget, to include:
 - Own resources – including any partner income
 - Public funding – including any required revenue funding needs (Creative Scotland revenue funding would require a separate application)
 - Other fundraising, including capital funding
 - Tenant income (if appropriate)
 - Earned income

How the proposals will be assessed

A senior member of Creative Scotland staff will assess the proposals for their strengths in relation to the requirements described above. Specifically, assessment will consider:

- Whether the proposal is proposing ownership or operation only – with a transfer of ownership from Creative Scotland preferred
- The overall vision for 350 Sauchiehall Street
- The strengths of the proposal in relation to:
 - Cultural benefit and impact to the sector and public
 - Business and operating model – including governance, leadership, skills and experience
 - Sustainability – financial and environmental
 - Risk factors present in, or arising from, your proposal
- The financial information presented

All proposals will additionally be assessed against the principles of Subsidy Control Act 2022.

Following this assessment, a recommendation will be made to a panel of senior Creative Scotland staff, plus one or more external advisors. Following Creative Scotland Board's approval, this will lead to one or more proposals being selected as 'preferred bidders'. Creative Scotland will then work with the bidder(s) to understand detailed business plans before a final decision is taken.

Additional Information

Building condition/Maintenance needs

Creative Scotland has obtained a survey to inform any proposals (available in the Data Room). Addressing these needs, along with a draft timeline, should be supplied as part of the proposal.

Purchase information

Creative Scotland has obtained an up-to-date valuation for the building. However, we are open to proposals on the transfer of the building to new operators, which could include:

- Purchase of the building at full market value
- Transfer of ownership at below market value

As mentioned above, and in order to ensure best value for public finances, any transfer of ownership at below market value would be treated as a grant to any new operator and hence would only be possible if both:

- The proposed use of the building strongly met the criteria, including a clear cultural use for the building with a strong public benefit
- The owner/operator agrees to a covenant within the transfer of ownership which limits the building to cultural use in line with the proposal for at least 25 years

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