FOR SALE
FORMER CHILDRENS NURSERY

GRAHAM SIBBALD



192 McNeil Street,
Glasgow, G5 0NZ

- Former childrens nursery
- Category B listed building
- Extends to approx. 560.91sqm (6,038sqft)
- Suitable for a variety of uses

LOCATION

The property is located at the south end of McNeil Street, immediately opposite its junction with Benthall Street, in the Gorbals area of Glasgow, around one mile to the south-east of the City Centre and within walking distance of Glasgow Green.

The property is in an established residential area benefitting from schools, Crown Street Retail Park and Glasgow Club Gorbals.



DESCRIPTION

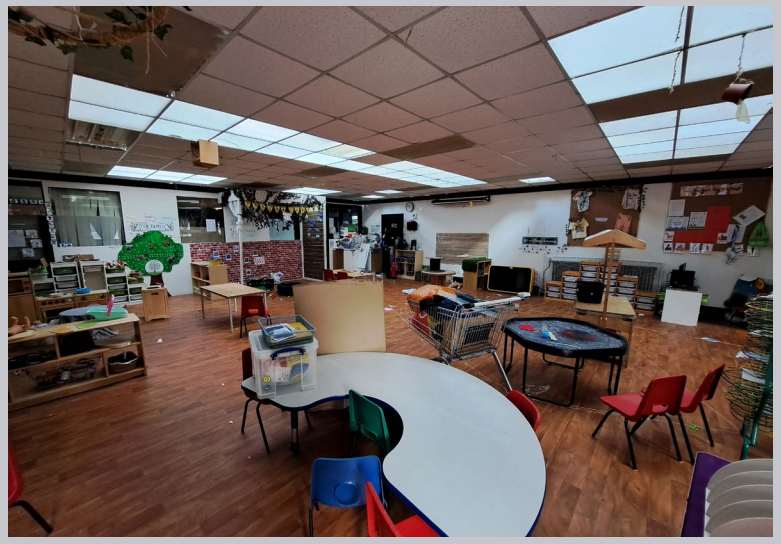
The subjects comprise a Category B Listed standalone traditional red sandstone constructed former library building, which was most recently used as a childrens day nursery.. There is an external play area immediately to the south of the building.

Internally the property provides a variety of accommodation in line with its most recent former use, with large classroom type spaces, with office, kitchen and storage facilities, over ground and first floors.

ACCOMMODATION

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

Ground Floor:	413.21sqm	(4,448sqft)
First Floor:	147.70sqm	(1,590sqft)



TERMS

Our clients are inviting offers for the freehold interest in the property. Please note that our preference is for unconditional bids.

CLOSING DATE

As a closing date is likely to be set for the subjects, we would recommend that parties register their interest with the agents.



RATING

The subjects are entered in the Valuation Roll with the following Rating Assessment:

Rateable Value: £24,500

The current rate poundage for 2026/2027 is £0.481 in the pound.

EPC

An EPC has been prepared for the premises and is available upon request.

VAT

The property is not elected for VAT and therefore no VAT will be payable on the purchase price.

LEGAL COSTS

Each party shall be liable for their own costs incurred in this transaction, however for the avoidance of doubt the purchaser shall be liable for LBTT.





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: November 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.