TO LET
RETAIL UNIT

GRAHAM SIBBALD

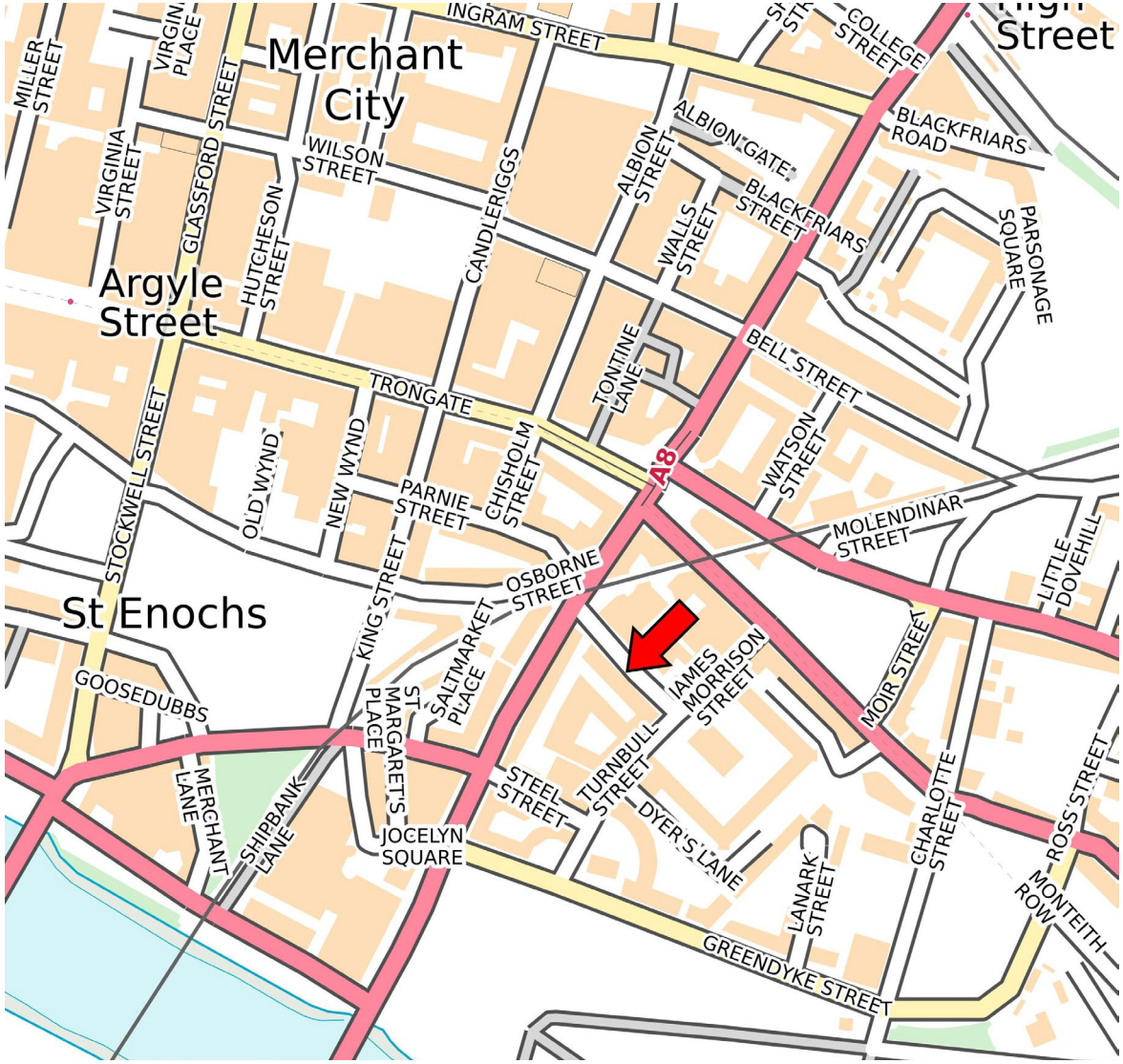


24 St Andrews Street, Glasgow, G1 5PD

- Ground floor retail premises
- Merchant City Location
- Extends to approximately 46.04 sq.m. (496 sq.ft.)
- New FRI lease available
- Rental offers in excess of £12,000 per annum, exclusive of VAT.

LOCATION

The subjects are located on the south of St Andrews Street, close to Saltmarket in Glasgow's Merchant City. The property is situated a short distance from both Argyle Street and High Street train stations and is within walking distance of the city centre. The M8 motorway is also easily accessible via High Street to the north.



DESCRIPTION

The subjects comprise a ground floor retail unit within a larger three storey traditional red sandstone building.

Internally the property benefits from large display windows and secure entrance. Open plan unit with a sink and W/C to the rear.

Neighbouring tenants include a mix of independent retailers and 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:

Total Area:	46.04 sq.m. (496 sq.ft.)

LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

RENT

We are instructed to seek offers in excess of £12,000 per annum, exclusive of VAT. Please contact us for an Offer to Let form.

As part of any letting 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 £7,000.

The poundage rates for 2026/2027 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 ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.

To arrange a viewing please contact:



EMMA SMITH
Commercial Property Agent
emma.smith@g-s.co.uk
07435 863 212



LOUISE GARTLAND
Commercial Property Agent
louise.gartland@g-s.co.uk
07917 684 033

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.