TO LET - RETAIL

28 HIGH STREET

GLASGOW, G1 1NL

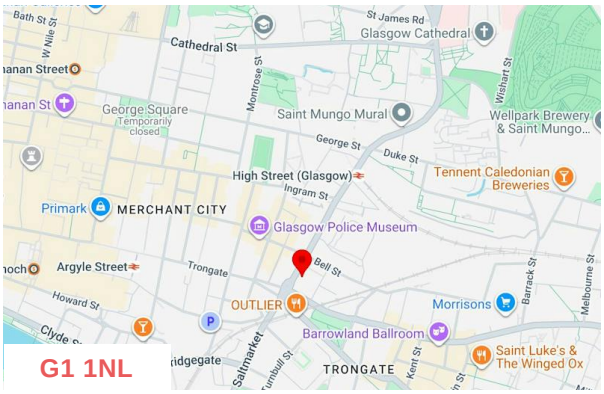


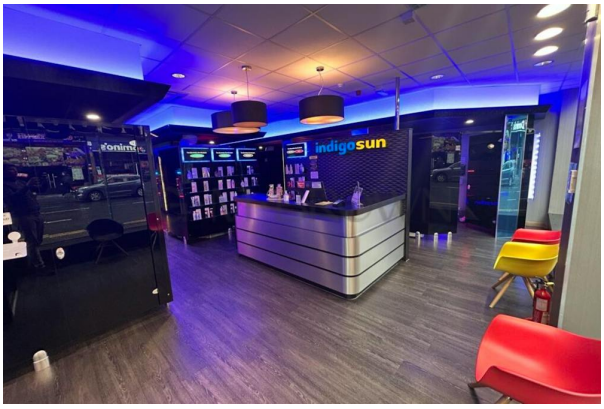
KEY HIGHLIGHTS

- 1,733 sq ft
- Located within the Merchant City area of Glasgow City Centre
- New FRI lease available - £25,000 per annum + VAT
- Highly prominent Class 1A premises
- Available from November 2026
- Neighbouring occupiers include Tesco, Guitar Guitar, Spitfire Coffee, Kozi Cafe, Dominos Pizza, Chest Heart & Stroke Restaurant, Eda Turkish Restaurant

SUMMARY

Available Size	1,733 sq ft
Rent	£25,000 per annum
Rates Payable	£12,746.50 per annum
Rateable Value	£26,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







DESCRIPTION

Highly prominent double-fronted ground floor Class 1A premises.

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

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; Tesco, Guitar Guitar, Spitfire Coffee, Kozi Cafe, Dominos Pizza, Chest Heart & Stroke Restaurant, Eda Turkish Restaurant.

On-street parking is provided on the surrounding streets together with various nearby multi-storey car parks.

Regular bus services operate on High Street whilst Glasgow Queen Street / Central Station are a 15 minute walk away.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,733	161	Available
Total	**1,733**	**161**	

VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059 | 07717447897
gb@gmbrown.co.uk

Kerrie Currie

0141 212 0059 | 07778 431703
kc@gmbrown.co.uk

G·M·BROWN

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 20/11/2026