McLellan Works

TO LET · RETAIL PREMISES

Unit 5

McLellan Works, Sauchiehall Street, Glasgow G2 3EH

FLOOR AREA	RENT	RATEABLE VALUE	LEASE TERMS
712 sq ft	**POA**	**£17,900**	**10 Year FRI**
66.14 sq m	Rent / Service Charge	Rate Poundage £0.498	5-yr upward reviews



LOCATION

Glasgow — catchment c. 2 million people.
Sauchiehall Street: principal retail & leisure destination.

DESCRIPTION

Double-windowed ground-floor retail unit, part of McLellan Works. Pitched & slated roof. Upper floors: mixed commercial uses.

NEARBY OCCUPIERS

Sprigg · Black Sheep Coffee
Heavenly Desserts · Nandos · Hinba Coffee

RENT / SERVICE CHARGE

Available upon application.

LEASE TERMS

New FRI lease. Minimum 10 years, 5-yearly upward-only rent reviews.

BUSINESS RATES

RV: £17,900 · Poundage: £0.498
Small business rates relief may apply.

LEGAL COSTS & ENTRY

Each party responsible for own legal costs.
Ingoing tenant: LBTT + registration fees.
Entry by agreement, vacant possession.



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CANNING VALE PROPERTY

These particulars are set out as a general outline for guidance only and do not form any part of an offer or contract. Canning Vale Property. Publication: May 2026.