

FOR SALE

78 Carlton Place

Glasgow, G5 9TD

An outstanding blonde sandstone townhouse on the south bank of the River Clyde, with city views, strong natural light, and potential for alternative uses (subject to planning).

GIA 18,468 sq ft (1,716 sq m)

Overview

Outstanding opportunity to acquire a distinguished mid-terraced blonde sandstone townhouse

Prime south-bank position on the River Clyde, with landmark views towards Glasgow City Centre

Elegant period architecture complemented by dual-aspect windows delivering exceptional natural light

Currently presented as office accommodation, with vacant possession offering strong potential for alternative uses (subject to planning)

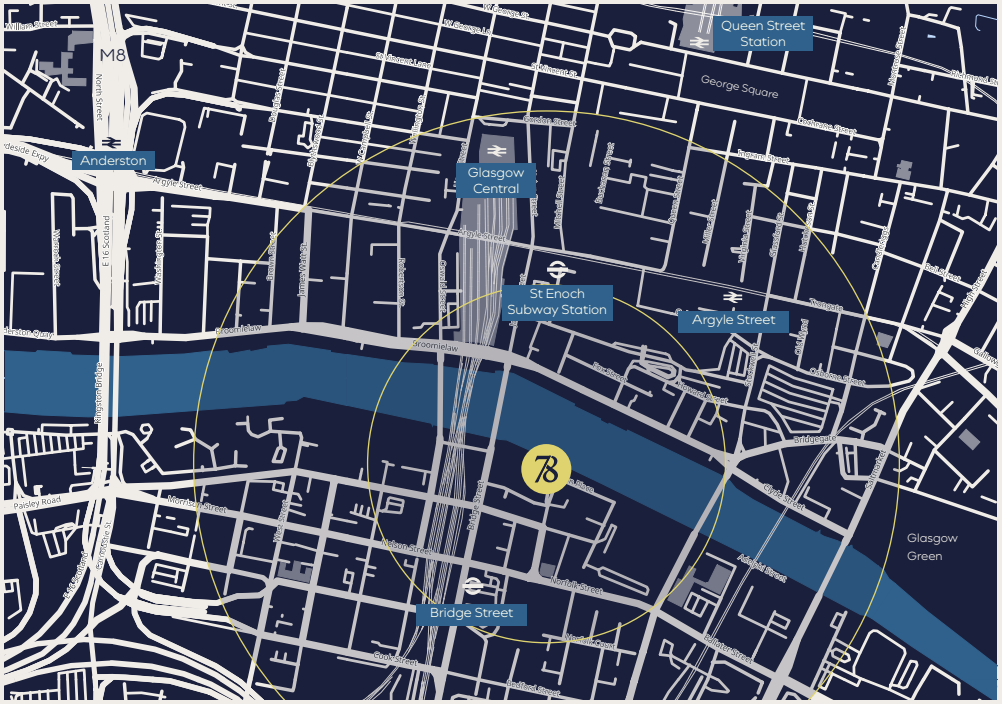


Location

78 Carlton Place is situated on the south bank of the River Clyde, just south of Glasgow City Centre. Carlton Place is a short street linking South Portland Street and Nicholson Street, giving the property a prominent riverside position with views across the Clyde toward the central business district.

The location benefits from excellent connectivity, lying within easy walking distance of Bridge Street Subway Station, Glasgow Central Station, St Enoch Subway Station, and the main retail and leisure areas around Buchanan Street, Argyle Street, and St Enoch Centre.

The surrounding area is also benefiting from major public realm improvements at South Portland Street, introducing upgraded footways, street trees, rain gardens and enhanced pedestrian and cycle routes - strengthening the appeal of this riverside location and improving connections south of the river to the city centre.







5 minute walking distance to St Enoch Subway and Glasgow Central

10 minute walking distance to Glasgow City Centre, Central Business District

Junction 20 of the M8 motorway is also less than a 5-minute drive







Description

78 Carlton Place comprises a mid-terraced, Category B-Listed blonde sandstone townhouse dating from the early 19th century, now offered with vacant possession following an extensive and sensitive refurbishment that preserves its original architectural character.

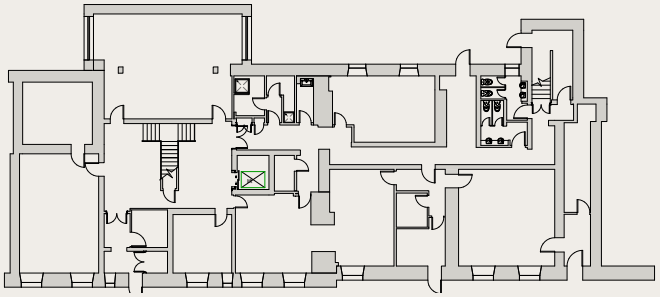
Set across Lower Ground, Ground, First, Second and Third Floors, the property extends to approximately 18,468 sq ft (1,715 sq m) providing a substantial and adaptable footprint within an elegant historic structure.

Internally, the building retains much of its period integrity, with generous ceiling heights, classical detailing and large windows across two elevations that bring excellent natural light into all principal areas. The layout currently comprises a mix of open rooms and more cellular spaces. An ornate staircase showcases the property's historic detailing, supported by a passenger lift that ensures access throughout the building.





Accommodation



Lower Ground floor

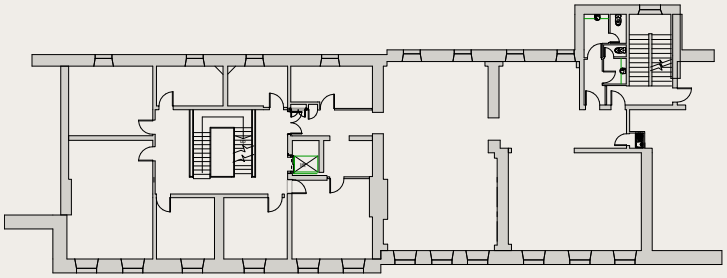


Ground floor

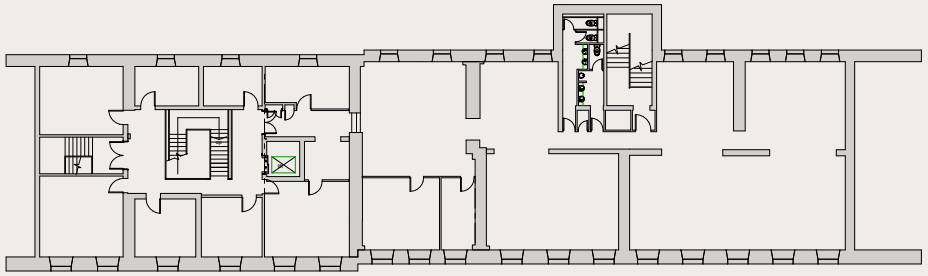
The building provides the following Gross Internal Area (GIA):

Floor	Sq Ft	Sq M
Third	2,599	241.48
Second	5,270	489.56
First	3,945	366.47
Ground	3,659	339.91
Lower Ground	2,996	278.34
Total	18,468	1,715.77

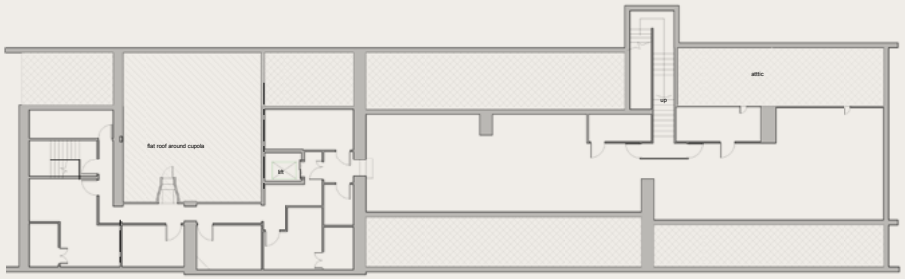
Measured in accordance with RICS Code of Measuring Practice.



First floor



Second floor



Third floor







Permitted Use

The property currently benefits from Class 4 Business Use. Alternative uses may be suitable. Interested parties should undertake their own due diligence in this respect.

Rateable Value

The property is entered in the Valuation Roll with a Rateable Value of £210,000 (expected to apply from 1 April 2026).

Sale Terms

Offers are invited for the heritable interest in the property with the benefit of vacant possession.

EPC

Further details available on request.

VAT

The property is elected for VAT which will be payable over and above the purchase price.

Legal Costs

Each party responsible for their own costs

Land and Buildings Tax

The purchaser will be responsible to pay LBTT on the agreed purchase price. Further details can be found on the Revenue Scotland website www.revenue.scot.

Anti Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.

Further information

For any further information or to a arrange a viewing please contact the sole sales agents:

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