Property for Auction in Scotland - [Print Version]

Lot : 274 & 278 Saracen Street, Glasgow, Glasgow City G22 5LF

Auction House Scotland

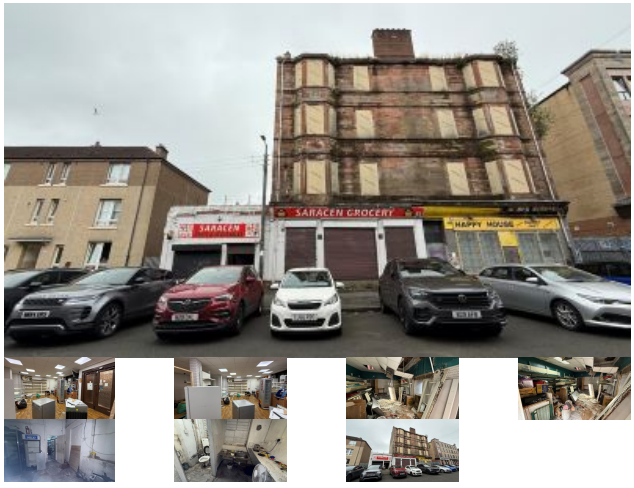
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Auction Date:	Start Time	Property Type:	*Guide Price
Thu 24/09/2026	14:00	Commercial	£64,000

Property Address: 274 & 278 Saracen Street, Glasgow, Glasgow City G22 5LF, G22 5LF

Located on the established Saracen Street in Glasgow, while both properties would benefit from refurbishment, they present an ideal buy-to-let investment. Once repaired and finished to a good standard, the units are considered capable of attracting strong tenant demand from a range of local occupiers, including convenience retail, professional services, takeaway operators or other uses subject to any necessary consents. 274 Saracen Street is a former grocery store, 129.48 sqm in size with a rateable value of £9500 and consists of a shop front, storage to rear and basement. 278 Saracen Street is a former fruit and vegetable store, 63.66 sqm in size with a



rateable value of £6900 and consists of a shop front with ample storage to rear. The properties may qualify for rates relief. Following refurbishment, the properties are expected to generate competitive market rental income in line with comparable commercial premises within the locality, offering the potential for improved capital value and an attractive investment yield.

Area

Situated within the well-established Possilpark area of north Glasgow, approximately 2.5 miles from Glasgow City Centre, Saracen Street is a prominent commercial location benefiting from excellent connectivity and a strong local customer base. The surrounding area comprises a mix of residential neighbourhoods, established businesses, schools, healthcare facilities and everyday amenities, making it well suited to a variety of commercial occupiers, including retail, office and service-based uses. Nearby occupiers include Screwfix, Toolstation, Glasgow Angling Centre and B&M, alongside a range of independent retailers and community services that generate regular footfall. The location is well served by frequent bus services along Saracen Street, while Possilpark & Parkhouse railway station provides direct links to Glasgow Queen Street and the wider rail network. Excellent road connections via the A879 and M8 motorway offer convenient access to Glasgow City Centre, the Central Belt and Scotland's wider motorway

Tenure

Freehold

Local Authority

Glasgow City Council

network, enhancing the property's accessibility for both customers and businesses.

Location Map



Additional Fees

Administration Charge - 3.6% inc VAT of the purchase price, subject to a minimum of £3600 inc VAT, payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Price Information

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.