FOR SALE BY ONLINE AUCTION

Auction Date: 3rd December 2026 at 2:30pm

NIA: 371.84 SQM (4,002 SQFT)

City Centre Office Premises

Located Within The Heart of Glasgow City Centre

Excellent Transport Links

Guide Price : £65,000

CLICK HERE FOR VIRTUAL TOUR

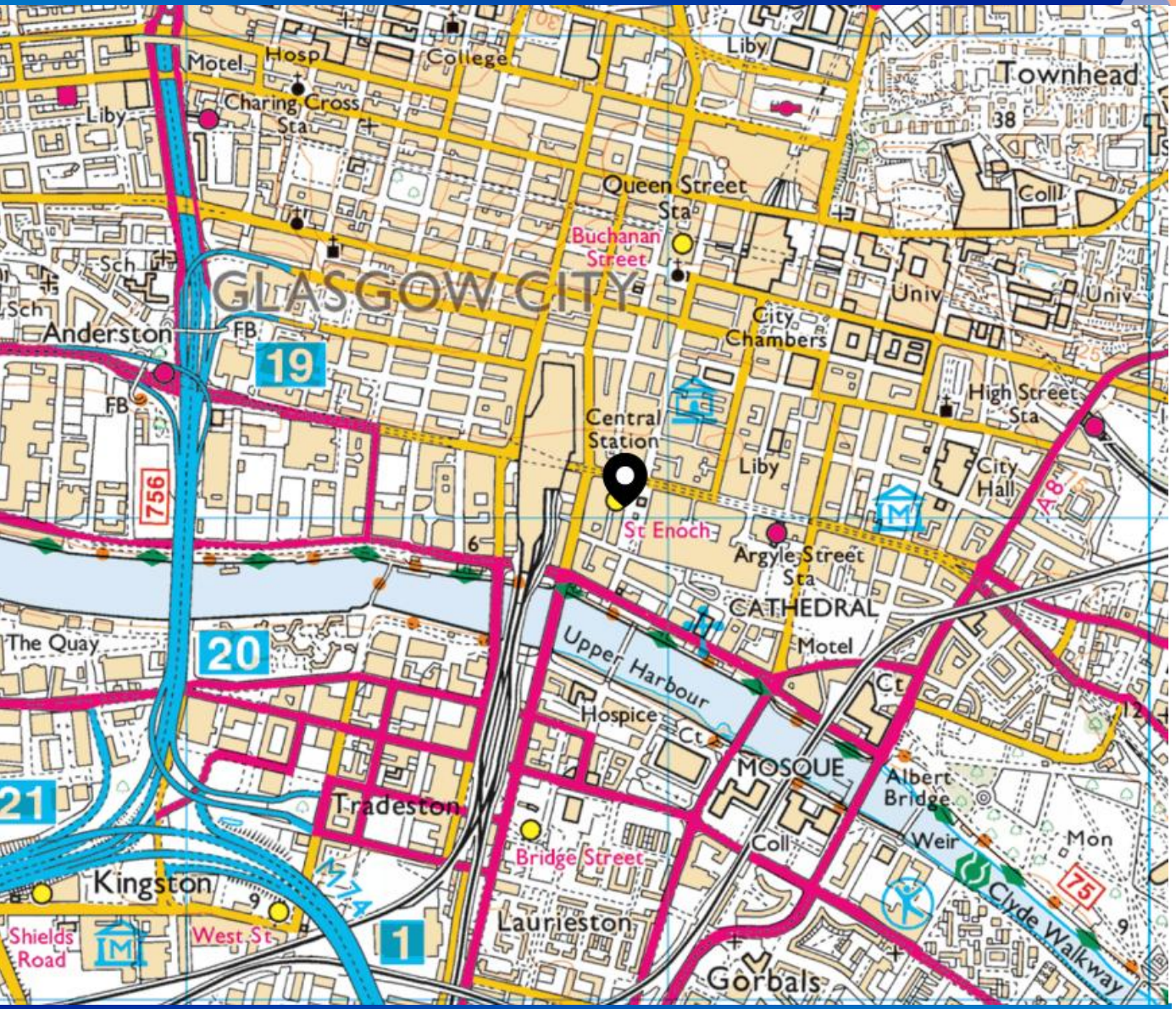


2ND FLOOR, 24 ST ENOCH'S SQUARE, GLASGOW, G1 4DB

CONTACT: Fraser McDonald BSC (Hons) fraser.mcdonald@shepherd.co.uk | 07551 173132 – 0141 331 2807|
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Location



FIND ON GOOGLE MAPS!

Glasgow is Scotland's largest city and the third largest city in the UK. Glasgow acts as the administrative and economic capital of the West of Scotland, located on the shores of the River Clyde

The property is located in the heart of Glasgow city centre, overlooking St Enoch's Square, and benefits from excellent transport links. Junctions 18 & 19 of the M8 are located nearby, offering access to Glasgow City's surrounds and Scotland's wider motorway network. Both Glasgow Central and Glasgow Queen Street Train Stations are within 1 mile of the property, providing frequent services nationwide. St Enoch Subway Station is also within close proximity, and provides constant transfers around the city centre, southside and west end.

Glasgow constantly attracts public sector, local and international investments due to the economic and political strength of the city. Developments include the ongoing £140+ million Avenues and George Square Project as well as the upcoming Buchanan Galleries "Modernisation Plan" and St Enoch Centre Redevelopment. These investments look to revitalise Glasgow City Centre, attracting trade and tourism while modernising the hub of the city

More specifically, the subjects occupy a strategic position on St Enoch's Square, which acts as one of the main retail, business and leisure hubs in Glasgow City Centre. St Enoch's Centre, located directly opposite the subjects, benefits from a blend of international retail operators including H&M, Boots, Uniqlo and Next as well as Leisure and hospitality venues such as Nando's, McDonalds, Subway & Wingstop.

Description





The subjects comprise a second-floor office suite, contained within a larger Grade B Listed, sandstone building. The building consists of retail and leisure use on the ground floor, in line with the rest of the square. The upper floors of the building are dedicated for office use, accessible via internal stairwell or passenger lift.

Internally, the subjects consist of primarily cellular office space, divided by a combination of original walls and modern glass partitions. The suite benefits from a modern reception area upon entry, as well as a large breakout/kitchen area towards the north end of the property.

The subjects consist of a raised, carpet covered flooring and suspended tiled ceilings with fluorescent lighting and A/C units incorporated throughout. Dedicated male and female W/C facilities and a shower room are also available within the subjects.

The property's configuration lends itself to numerous opportunities including an extensive refurbishment scheme, the potential to split the suite into small offices or the creation of a business centre. Please note that any prospective purchaser will be required to conduct their own due diligence in this regard.

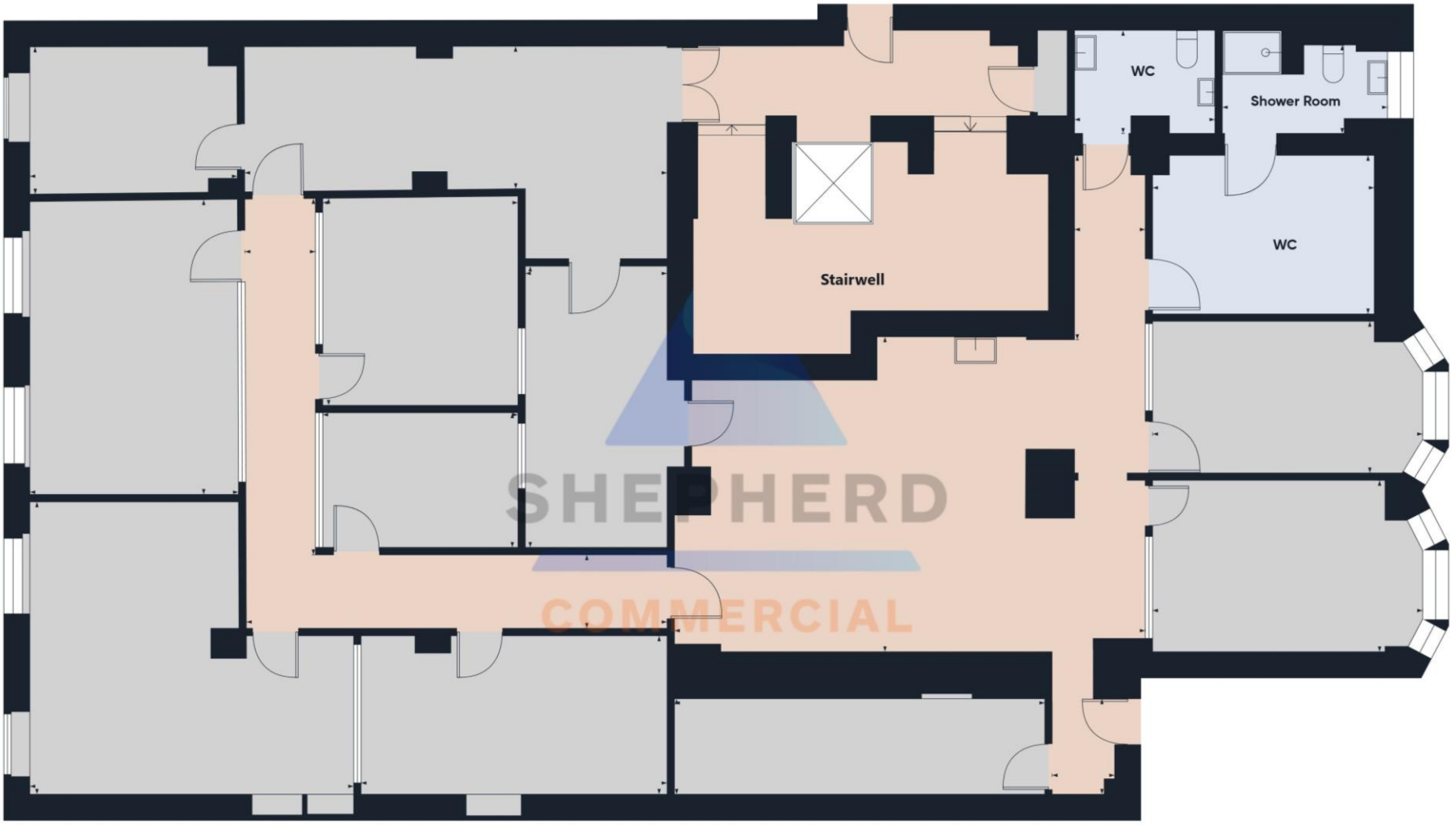
ACCOMMODATION

	SQM	SQFT
Accommodation	371.84	4,002
Total	**371.84**	**4,002**

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Floor Plan

2ND FLOOR, 24 ST ENOCH'S SQUARE, GLASGOW, G1 4DB



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COMMERCIAL

Floor Plan for indicative purposes only

The Detail

Auction Date

The auction will be held on 3rd December 2026 at 2:30pm

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

https://www.shepherd.co.uk/auctions-remote-bidding/

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

VAT

See Legal Pack.

Energy Performance Certificate

A copy of the EPC is available for seriously interested parties upon request.

Planning

We understand the property currently benefits from Class 4 Planning Consent. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any prospective purchaser to satisfy themselves in this respect.

Guide Price

The property has a guide price of £65,000

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 2.4% plus VAT subject to a minimum of £2,500 plus VAT.

Legal Pack

The legal pack is available to view online.

Rateable Value

The premises are entered in the current Valuation Roll with a Rateable Value of £16,800. Therefore, any incoming occupier may benefit from partial Rates Relief under the Scottish Government's Small Business Bonus Scheme.

Get in Touch

For further information or viewing arrangements please contact the sole agents:

Fraser McDonald
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Shepherd Chartered Surveyors
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t: 0141 331 2807

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE: November 2026

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