FOR SALE BY ONLINE AUCTION

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

NIA: 114.08 SQM (1,228 SQFT)

Office Accommodation

Located Within The Heart of Glasgow City Centre

Excellent Transport Links

May Be Eligible For 100% Rates Relief Via Small Business Bonus Scheme

Guide Price : £45,000

CLICK HERE FOR VIRTUAL TOUR

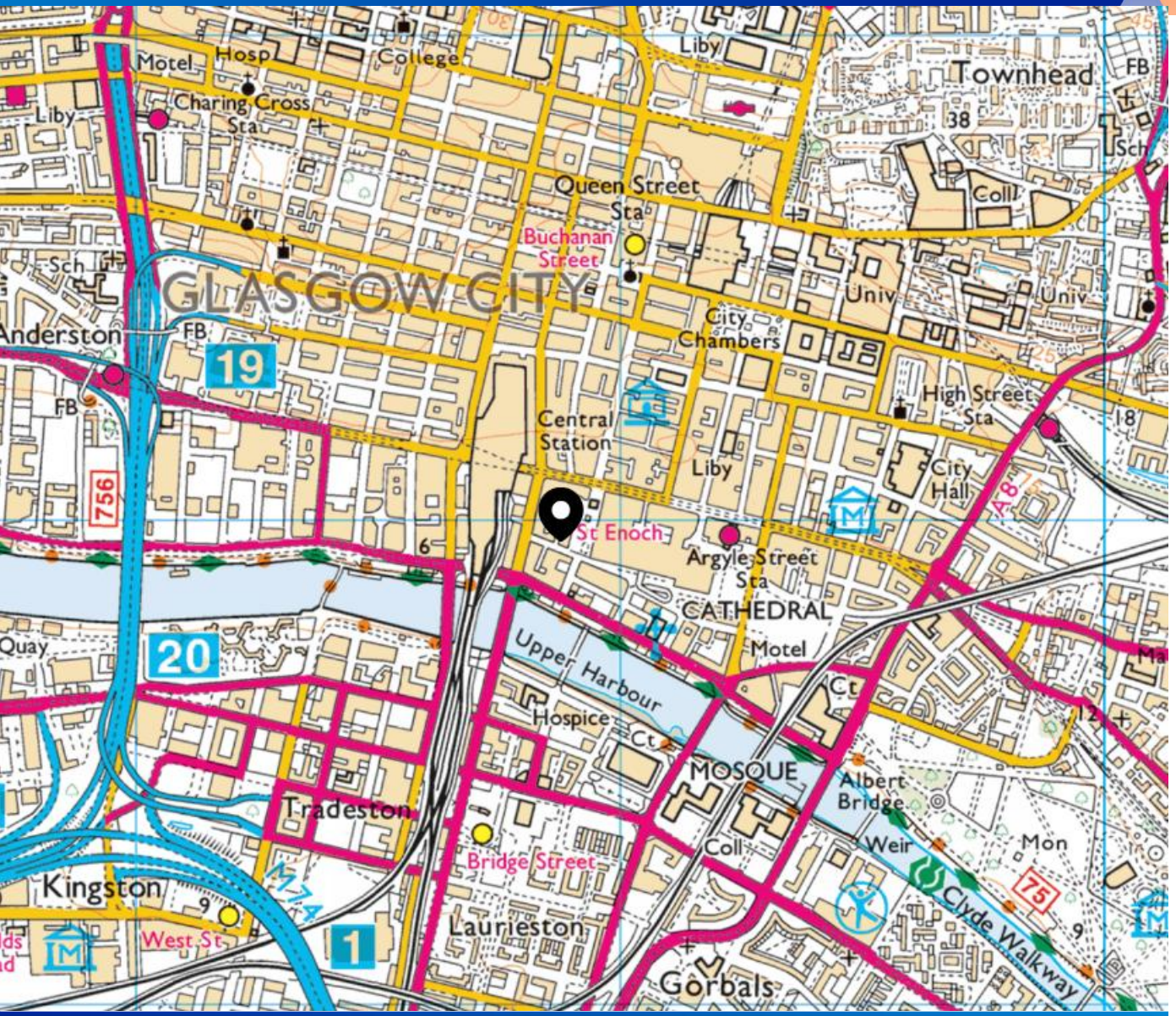


1ST FLOOR, 60 ST ENOCH'S SQUARE, GLASGOW, G1 4AG

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Location



FIND ON GOOGLE MAPS!

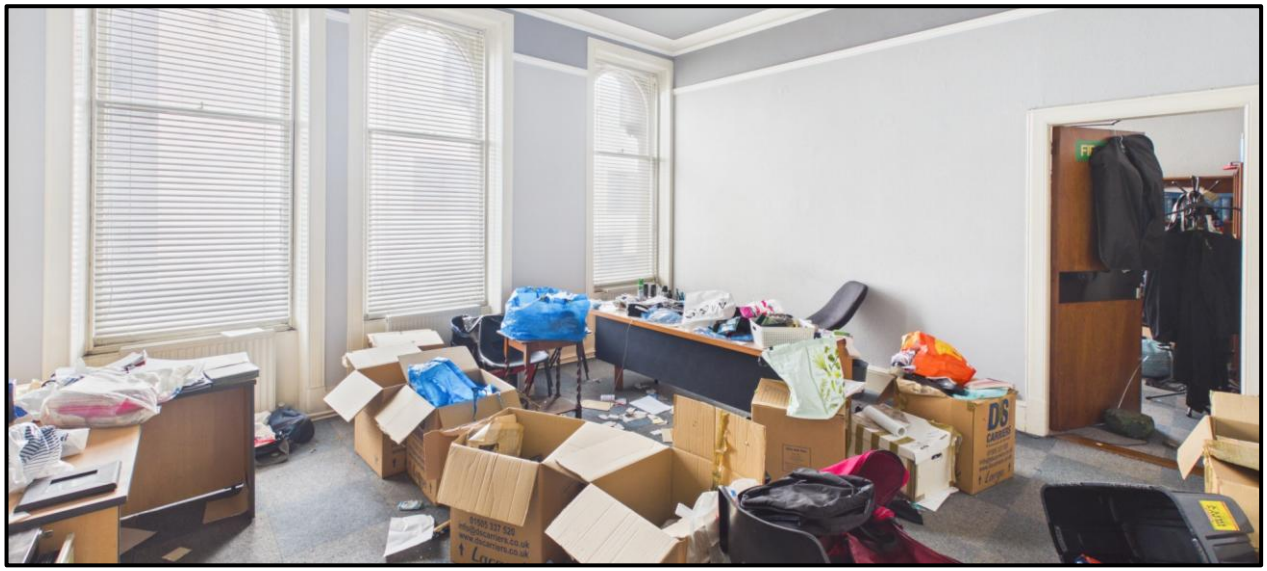
Glasgow is Scotland's largest city and the third largest city in the UK. Glasgow acts as the administrative and economic capital of the West of Scotland, located on the shores of the River Clyde

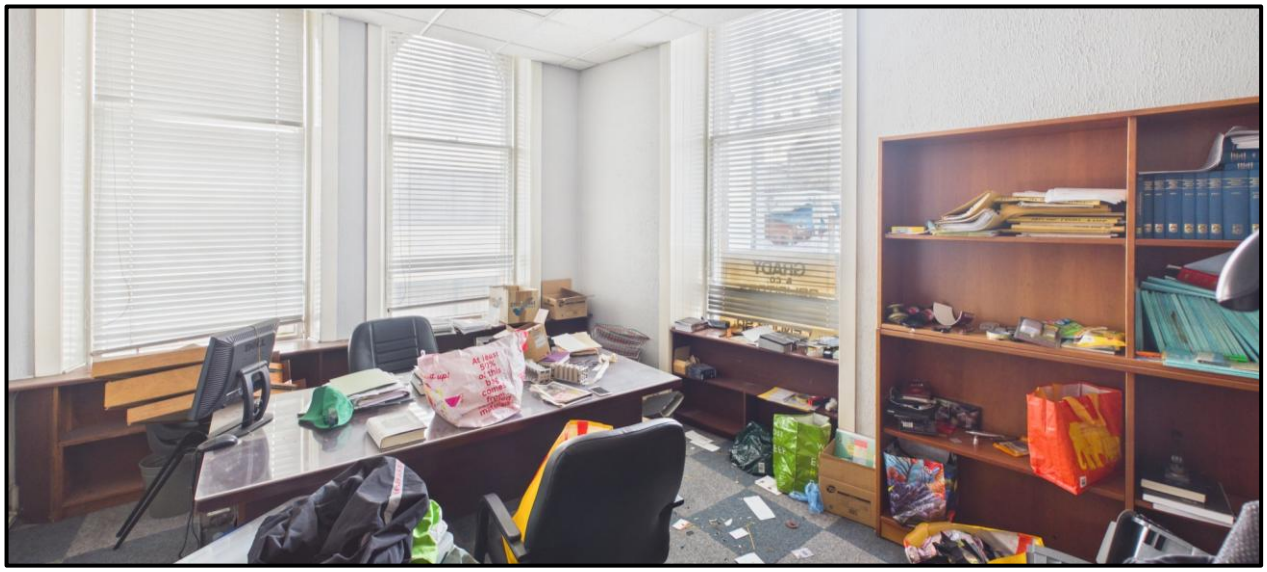
The property is located in the heart of Glasgow city centre, overlooking St Enoch's Square, and benefits from excellent transport links. Junctions 18 & 19 of the M8 are located nearby, offering access to Glasgow City's surrounds and Scotland's wider motorway network. Both Glasgow Central and Glasgow 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 first floor office suite, contained within a larger six storey building with retail premises occupying the ground floor. The property benefits from dedicated pedestrian access via St Enoch Square with the suite being accessible via internal stairwell or passenger lift.

Internally, the subjects consist of five cellular offices benefitting from a carpet floor covering and a painted ceiling with fluorescent lighting incorporated throughout. Furthermore, the premises benefits from communal W/C facilities and a kitchen/prep area, accessible via an internal hallway.

The property's configuration, with various access points directly off the public hallway, lends itself well to potential subdivision into smaller individual offices. Please note that any prospective purchaser will be required to conduct their own due diligence in this respect.

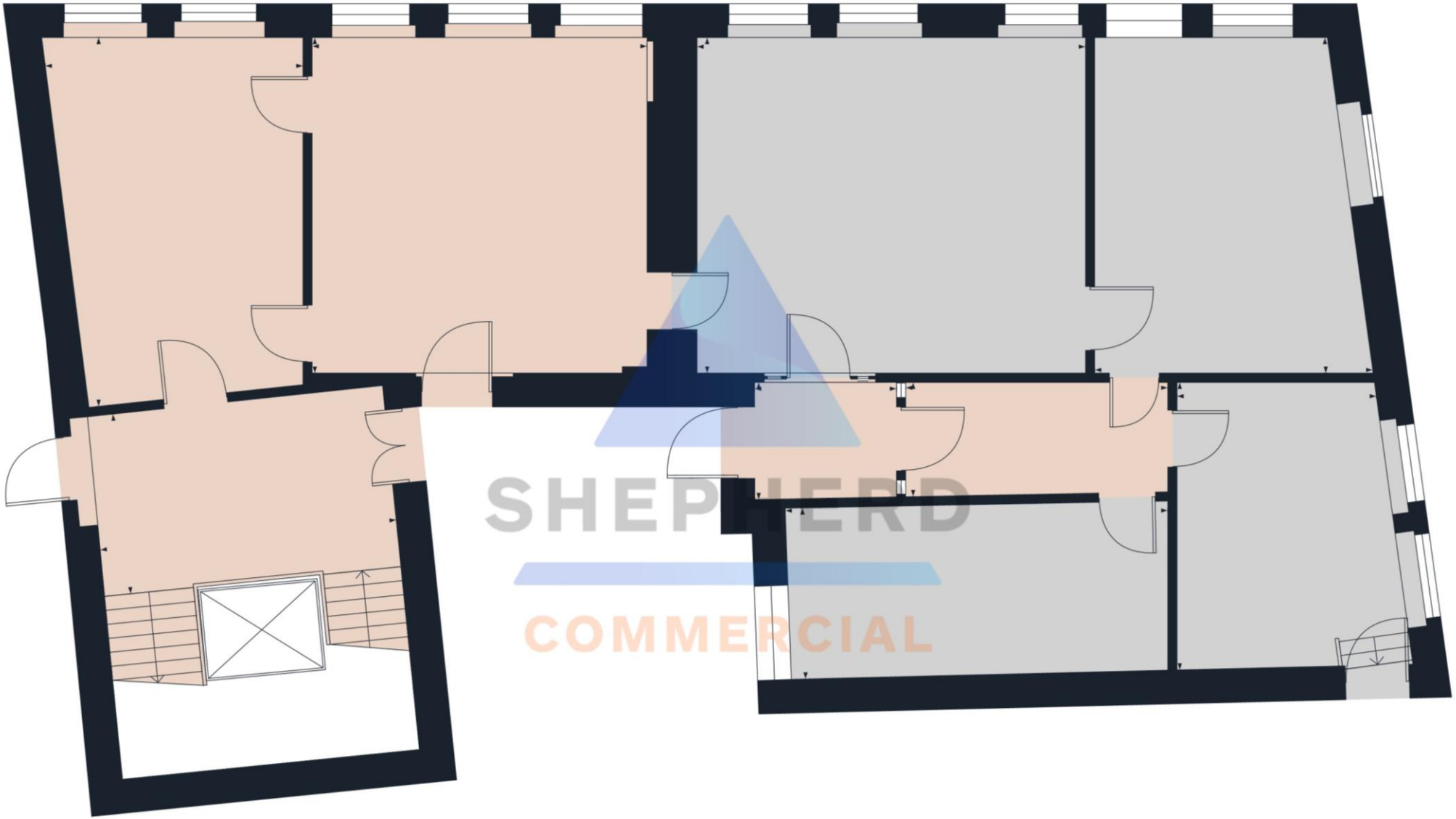
ACCOMMODATION

	SQM	SQFT
Accommodation	114.08	1,228
Total	**114.08**	**1,228**

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

1ST FLOOR, 60 ST ENOCH'S SQUARE, GLASGOW, G1 4AG



Floor Plans are for indicative purposes only

The Detail

1ST FLOOR, 60 ST ENOCH'S SQUARE, GLASGOW, G1 4AG

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

The property has an energy rating of a copy of the EPC is available 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 £45,000

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 £7,000. If an occupier qualifies for the small business bonus scheme, the occupier will benefit from 100% rates relief. It is also our understanding that the rateable value shall not increase

Get in Touch

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

Fraser McDonald
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Shepherd Chartered Surveyors
2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF
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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