FOR SALE

Prime City Centre Mixed Use Building

NIA: 1,587.70 SQM (17,090 SQFT)

City Centre Office Building & Two Ground Floor Restaurants

Suitable For Alternative Uses Such As Serviced Apartments Subject To Planning

Benefits From City Centre Amenities

Current Passing Rent of £171,500 per annum

Projected ERV of £270,000 per annum

Sale Price: Offers In Excess of £3,000,000 (5.37% NIY)

CLICK HERE FOR A VIRTUAL TOUR!



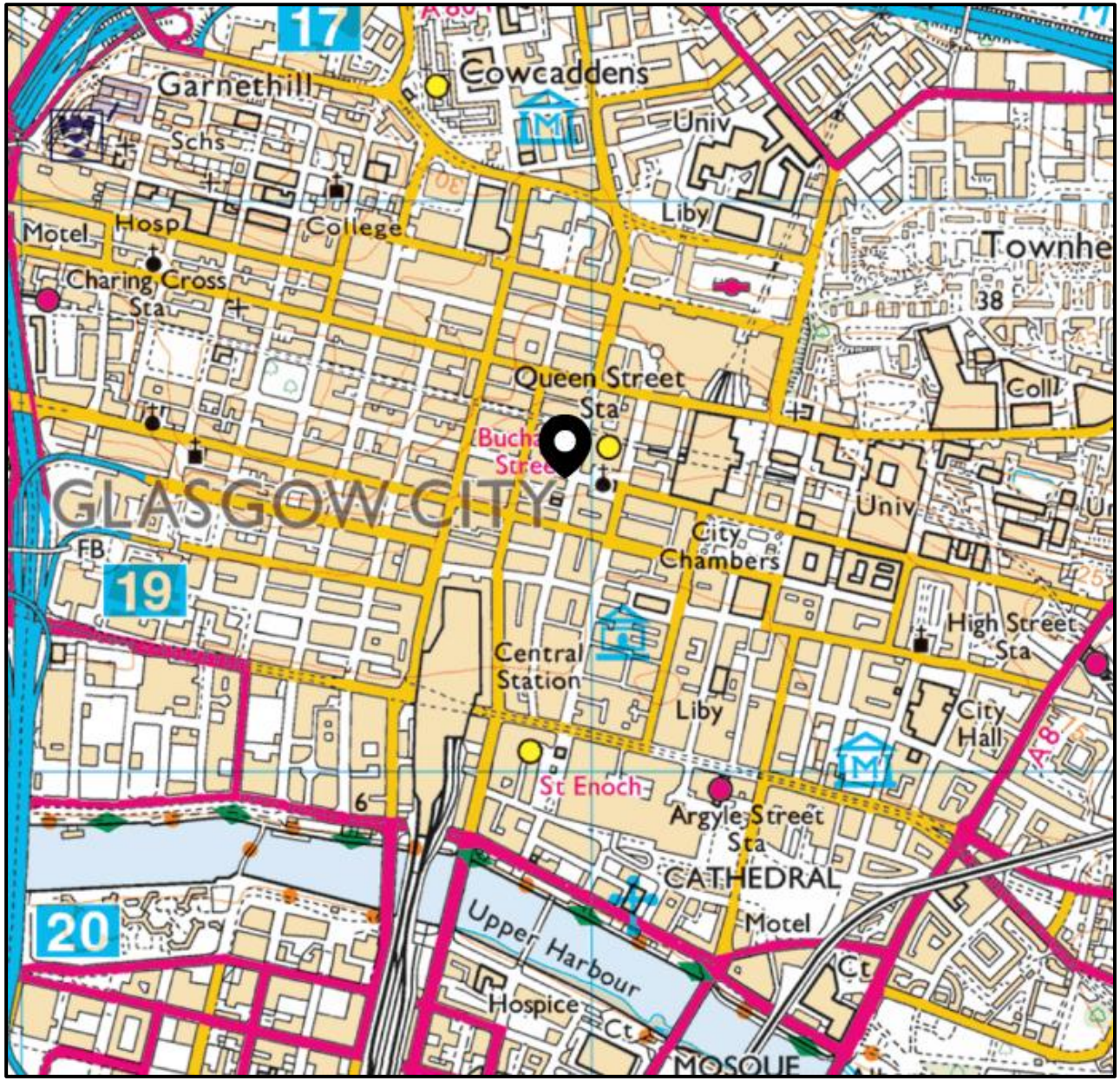
91-93 WEST GEORGE STREET / 53 WEST NILE STREET GLASGOW, G2 1PB

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SHEPHERD COMMERCIAL

Location



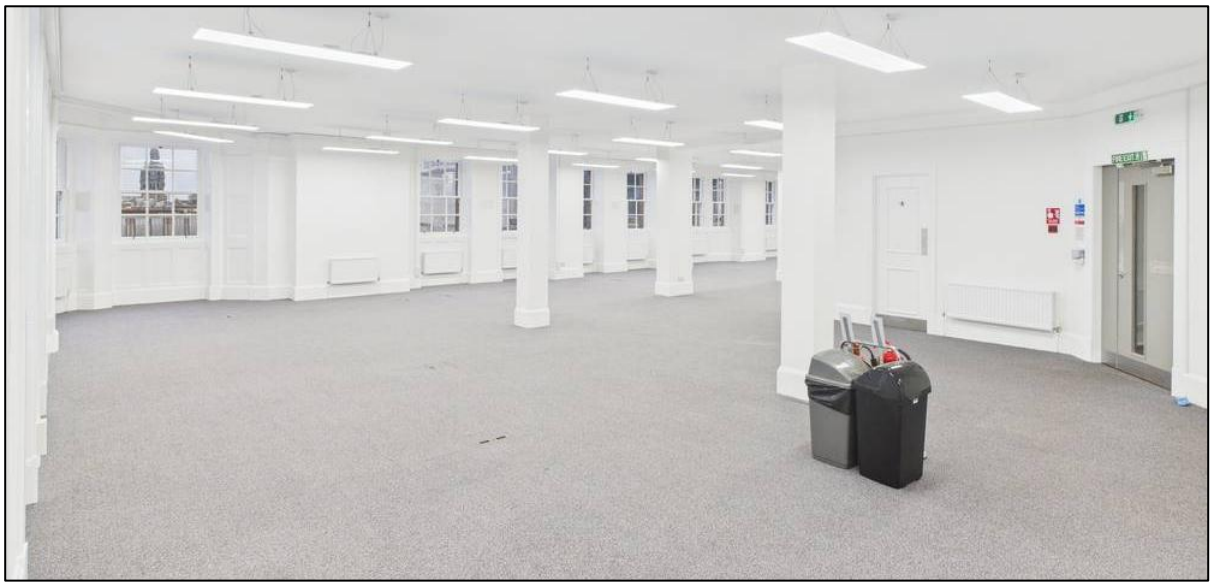
Glasgow is Scotland's largest city and the third largest city in the UK. Glasgow acts as the administrative and economic capital of the west coast of Scotland, located on the shores of the River Clyde.

Glasgow's profile as an international destination continues to grow and drives demand for hotel/serviced apartment accommodation. Glasgow is widely regarded as one of the worlds leading festival and events hosts and is also a UNESCO World City of Music destination. The SEC (Scottish Events Company) is one of the worlds busiest events venues and attributes some £309m to the Scottish economy, and £457m to the Glasgow economy highlighting the benefits to businesses within the city.

The property is located in the heart of Glasgow City Centre, occupying a prominent corner position on the western side of West George Street and West Nile Street, in close proximity to Buchanan Street. Buchanan Street provides access to the city's shopping and leisure amenities with excellent connectivity to public transport links such as Glasgow Queen Street and Central Station which are located a short distance away.

CLICK HERE FOR LOCATION

Description





The subjects comprise a mixed-use commercial building arranged over basement, ground and six upper floors. Access to the upper floor accommodation is obtained by entering through a dual timber framed entrance door at ground floor level located adjacent to Nippon Kitchen on West George Street.

91 West George Street, Glasgow

The property comprises a licensed restaurant spanning across basement, ground and first floor level. The property benefits from dedicated pedestrian access via West George Street. The property benefits from the fit-out of the existing tenant as a restaurant with an open plan seating area, full prep kitchen and W/C facilities located throughout.

53 West Nile Street, Glasgow

The property comprises a hot food takeaway spanning across ground floor and basement. The subjects benefit from dedicated pedestrian access via West Nile Street. The property benefits from an open plan sales area to the front and a fully prep kitchen to the rear.

91-93 West George Street, Glasgow (Upper Floor Offices)

Access to the upper floor accommodation spans across six floor with access being granted adjacent to Nippon Kitchen

Internally, each floor consists of a large open plan office, benefitting from carpet covered flooring and a suspended ceiling with hanging LED light fittings incorporated throughout. Each floor also benefits from dedicated W/C facilities, kitchenette and shower room.

Photos









Tenancy Schedule

Floor/Unit	Tenant	Size	Rent	Lease Expiry	Breaks Options
91-93 West George Street	Leigh Campbell-Wan t/a Nippon Kitchen	5,639	£87,500 per annum	29/11/2032	N/A
53 West Nile Street	D1-Lux Ltd t/a Kastu	418	£22,500 per annum	11/06/2030	
2nd Floor, 93 West George Street	Thirst Craft Ltd	2,274	£27,042 per annum	02/01/2030	03/01/2028
2 car parking spaces	Thirst Craft Ltd		£4,000 per annum	02/01/2030	03/01/2028
3rd Floor, 93 West George Street,	Vacant	2,233			
4th Floor, 93 West George Street	Vacant	2,274			
5th Floor, 93 West George Street	Sheppard Robson Ltd	2,274	£30,375 per annum		
6th Floor, 93 West George Street	Vacant	1,978			
Total		**17,090**	**£171,417 per annum**		

The Detail

SALE PRICE

Our client is looking for offers in excess of £3,000,000 for their heritable interest, reflecting a Net Initial Yield of 5.37%.

ALTERNATIVE USES

The subjects lend themselves well to alternative uses such as serviced apartments or student accommodation. Further information is available upon request.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

SERVICE CHARGE

Further information will be made available upon request.

RATEABLE VALUE

The subjects have multiple entries by the Scottish Assessors Association given their current divided use. Further details are available at:

Scottish Assessor – Scottish Assessors Association website

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

Unless otherwise stated, all figures quoted are exclusive of VAT.

Get in Touch

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

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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. REVISED: September 2026.

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