

36

GLASGOW G2 1LU

TO LET

9,200 sq ft

RENFIELD

ST.

Fitted Bar / Restaurant
Opportunity

Subject to vacant
possession



36 RENFIELD ST.

LOCATION

Glasgow is Scotland's largest City with a catchment of over 1.7m and over 91m people visit the city each year.

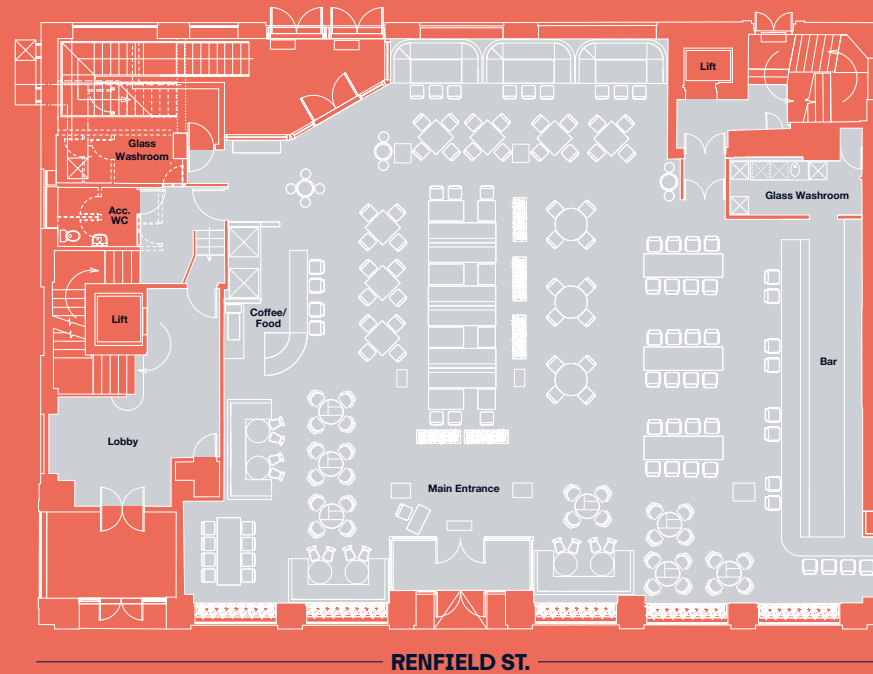
36 Renfield Street is located in the heart of the City Centre, 100m from Central Railway Station. Renfield Street is one of the busiest Food & Beverage thoroughfares in the City Centre and nearby brands include **Pho, Slug & Lettuce, Wagamama, Black Sheep Coffee** and **Drum & Monkey**. The property sits between Glasgow's principal office district and it's renowned retailing area centred around Buchanan Street which is located 2 blocks to the east of the property.

ACCOMMODATION

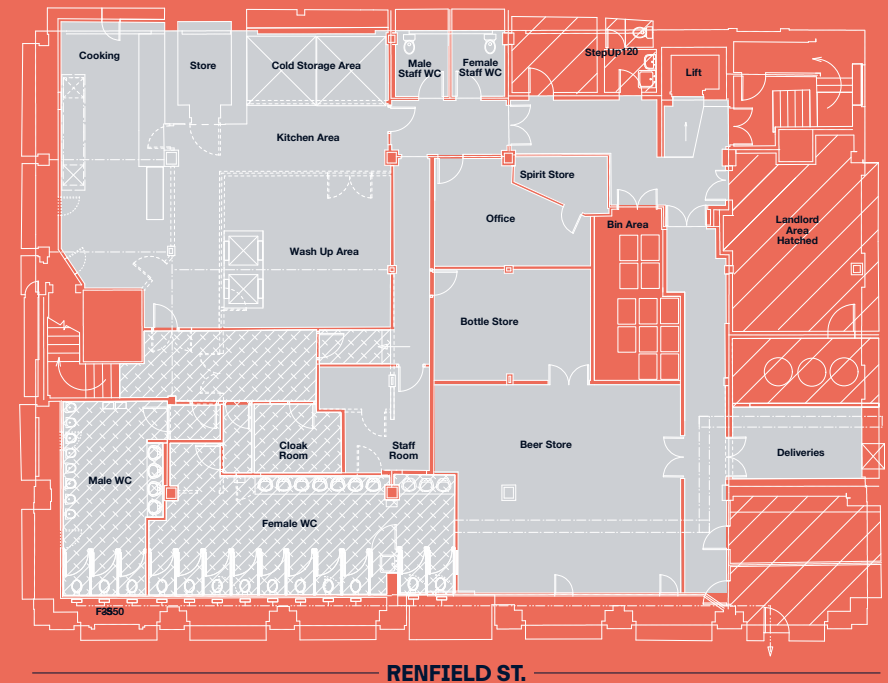
The property is one of the most eye-catching on Renfield Street, courtesy of its B-listed status and substantial street frontage. The property is fitted for F&B use including the bar, seating area, kitchen, flue and WC's. Full details of the specification to be provided at the date of entry are to be agreed and further details are available on request. Arranged over ground and basement levels, the approximate gross internal floor areas are as follows:

FLOOR	SQ FT	SQ M
Ground	4,708	437.38
Basement	4,478	416
TOTAL	9,186	853.38

GROUND FLOOR



BASEMENT FLOOR



36 RENFIELD ST.
OCCUPIES A FANTASTIC
LOCATION IN THE HEART
OF THE CITY CENTRE,
POSITIONED DIRECTLY
BETWEEN THE CENTRAL
BUSINESS DISTRICT AND
GLASGOW'S RENOWNED
SHOPPING THOROUGHFARE,
BUCHANAN STREET.

36 GLASGOW G2 1LU
RENFIELD
ST.

BUCHANAN
GALLERIES

S
BUCHANAN
ST. SUBWAY

BOTHWELL ST.

HOPE ST.

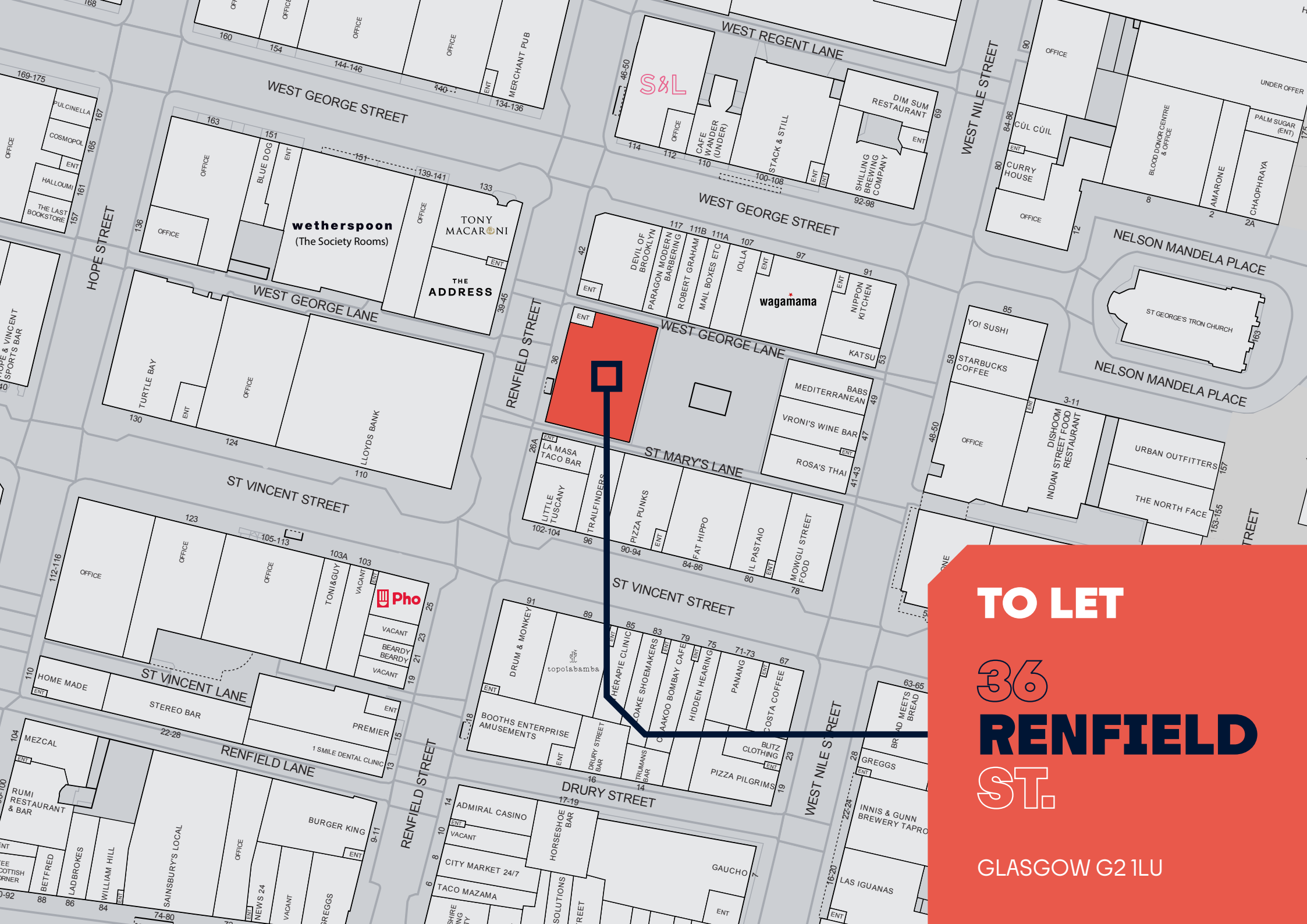
GORDON ST.

CENTRAL
BUSINESS
DISTRICT

GLASGOW
CENTRAL
STATION

BUCHANAN ST.

RENFIELD ST.



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RENFIELD
ST.

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BUSINESS RATES

Rateable Value: £200,000. Based on the UBR of £0.548, this Rateable Value could result in a rates liability in financial year 2026/2027 of £109,600. However the actual rates payable and any further reliefs which could be available may depend on your circumstances. Further information is available on request.

TERMS

The property is available on a new long term lease with terms to be agreed, subject to vacant possession.

LEGAL COSTS

Each party is to be responsible for their own costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

RENT

£160,000 per annum exclusive.

EPC

Available on request.

FURTHER INFORMATION

Strictly by appointment through the joint letting agents:



John Menzies
07808 479 265
john.menzies@savills.com

Michelle McLaughlin
07977 851 507
michelle.mclaughlin@savills.com



Ewan Mackay
07917 834 912
ewan@ewanmackay.com

IMPORTANT NOTICE Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. June 2026.