TO LET
RETAIL UNIT

GRAHAM SIBBALD

14 Albion Street, Glasgow, G1 1LH

- Ground floor retail premises
- Merchant City Location
- Extends to approximately 108.33 sq.m. (1166 sq.ft.)
- New FRI lease available
- Rental offers in excess of £25,000 per annum, exclusive of VAT

LOCATION

The subjects are located on the east side of Albion Street, a short distance from both Bell Street and Trongate, in the heart of the Merchant City. This area of the city has benefited considerably from regeneration, with multiple residential and student developments, and is now home to a variety of retail and leisure occupiers.

The property is within walking distance of Buchanan Street, and has easy access to Glasgow Central, Queen Street and High Street railway stations.

DESCRIPTION

The subjects comprise a ground floor retail unit within a larger six storey traditional red sandstone building with the upper floors being utilised as office accommodation.

Internally the unit is largely open plan retail space with large display windows. The unit would suit a variety of uses including retail, office or showroom.

This area of the city is home to a variety of retailers and F+B operators including Blackfriars, Café Gandolfi, Merchant Square, Bucks Bar and many others.

ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net internal area:

Total Area: 108.33 sq.m. (1166 sq.ft.)

LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

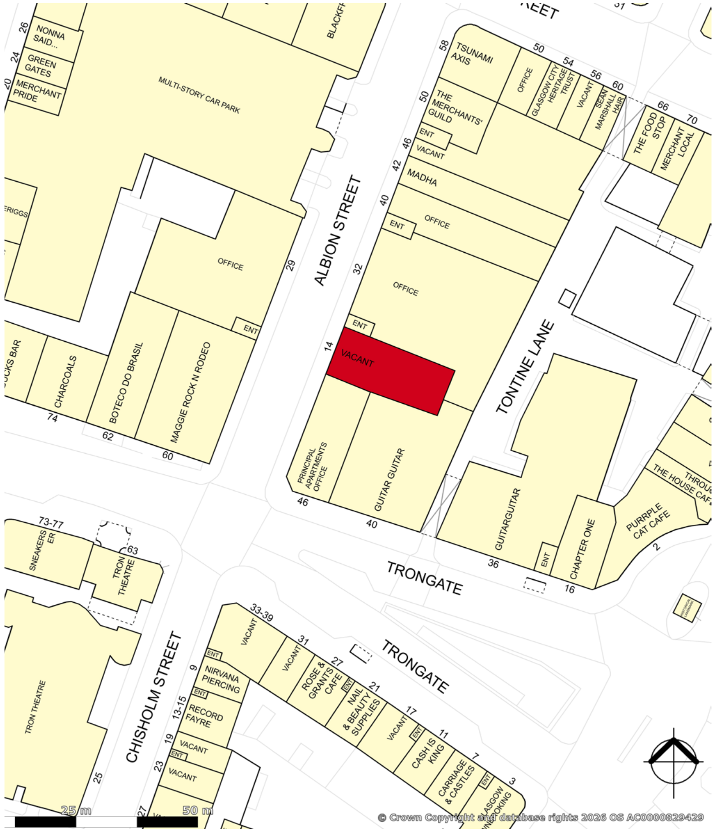
RENT

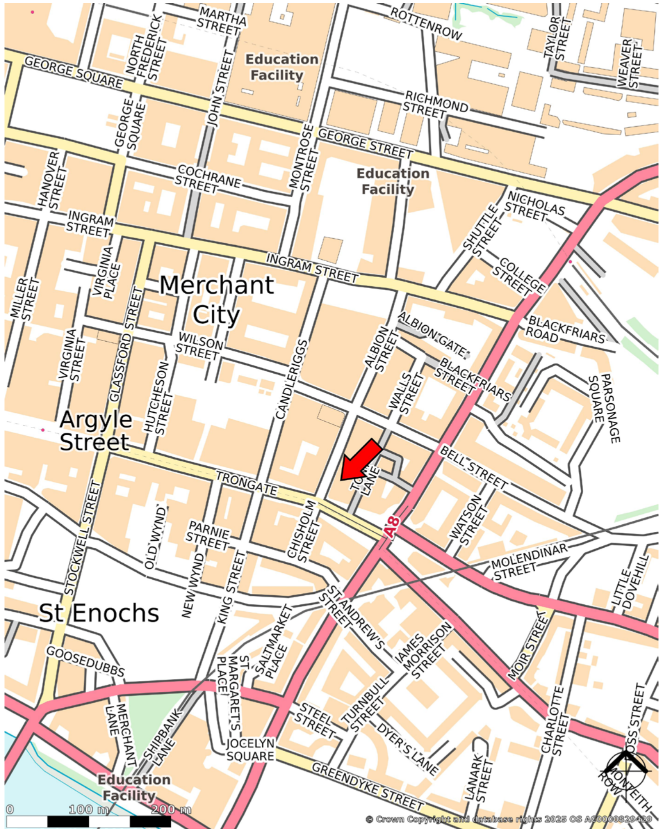
We are instructed to seek offers in excess of £25,000 per annum, exclusive of VAT. Please contact us for an Offer to Let form.

As part of any letting our client will require a rental deposit. Full details are available from the letting agents.

SERVICE CHARGE

The premises will have additional service charge costs. Full details are available from the letting agents.





To arrange a viewing please contact:

LOUISE GARTLAND
Commercial Property Agent
louise.gartland@g-s.co.uk
07917 684 033

TERRY MCFARLANE
Director
terry.mcfarlane@g-s.co.uk
07766 551 663

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £26,250.

The poundage rates for 2026/2027 is £0.481 in the pound.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: July 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.