

# Restaurant / Retail Unit - TO LET

29 Albion Street, Merchant City, Glasgow, G1 1LH

- Adjacent to several of Glasgow's most popular F&B operators
- Complete with kitchen and cooking flue





## KEY POINTS:

- Glasgow is widely regarded as the UK's 2<sup>nd</sup> most popular retailing destination, outside of London's West End.
- The catchment is over 1.7 million persons, with over 91 million shoppers visiting the city each year.
- Merchant City is one of the most vibrant and fastest growing districts in the city centre. Candleriggs Square lies 100m away which is home to the 500 room Social Hub Hotel.
- Strathclyde University, which is home to c.30,000 students, is located 500m to the north.
- 356 space, multi-storey car park immediately adjoining the premises.
- Occupiers located nearby include **Maggie Mays Rock n Rodeo, Fraser Suites, O'Neill's** and **Bucks Bar**.

## ACCOMMODATION:

The property is arranged over ground and basement floors, providing an open plan layout with customer WCs on both levels. The property has the benefit of a fitted kitchen and a pre-existing flue on the rear elevation of the building. The property has the following approximate gross internal floor areas:

Ground Floor: 3,681 sq ft / 342 sq m  
Basement: 1,345 sq ft / 125 sq m

## RENT:

Offers in excess of £80,000 per annum exclusive.

## TERMS:

The property is available on a new lease basis with terms to be agreed.

## BUSINESS RATES:

Rateable Value: £44,750 with effect from 1 April 2026. (Each new occupier has the right to appeal against this figure.)

Based on a rate poundage of £0.481, this rateable value could result in a notional rates liability in financial year 2026/27 of £21,525.

However, the actual rates payable and any further reliefs which could be available may depend on your circumstances. Further information is available upon request.

## PLANNING:

The property had a previous Class 3 (restaurant) planning consent which would need to be reinstated given the current use of the property. Further details are available on request.

## LEGAL COSTS:

Each party to be responsible for their own legal 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.

## EPC:

Full Energy Performance Certificate available upon request.

## CONTACT DETAILS:

For further information or to arrange a viewing, please contact Savills.

### John Menzies

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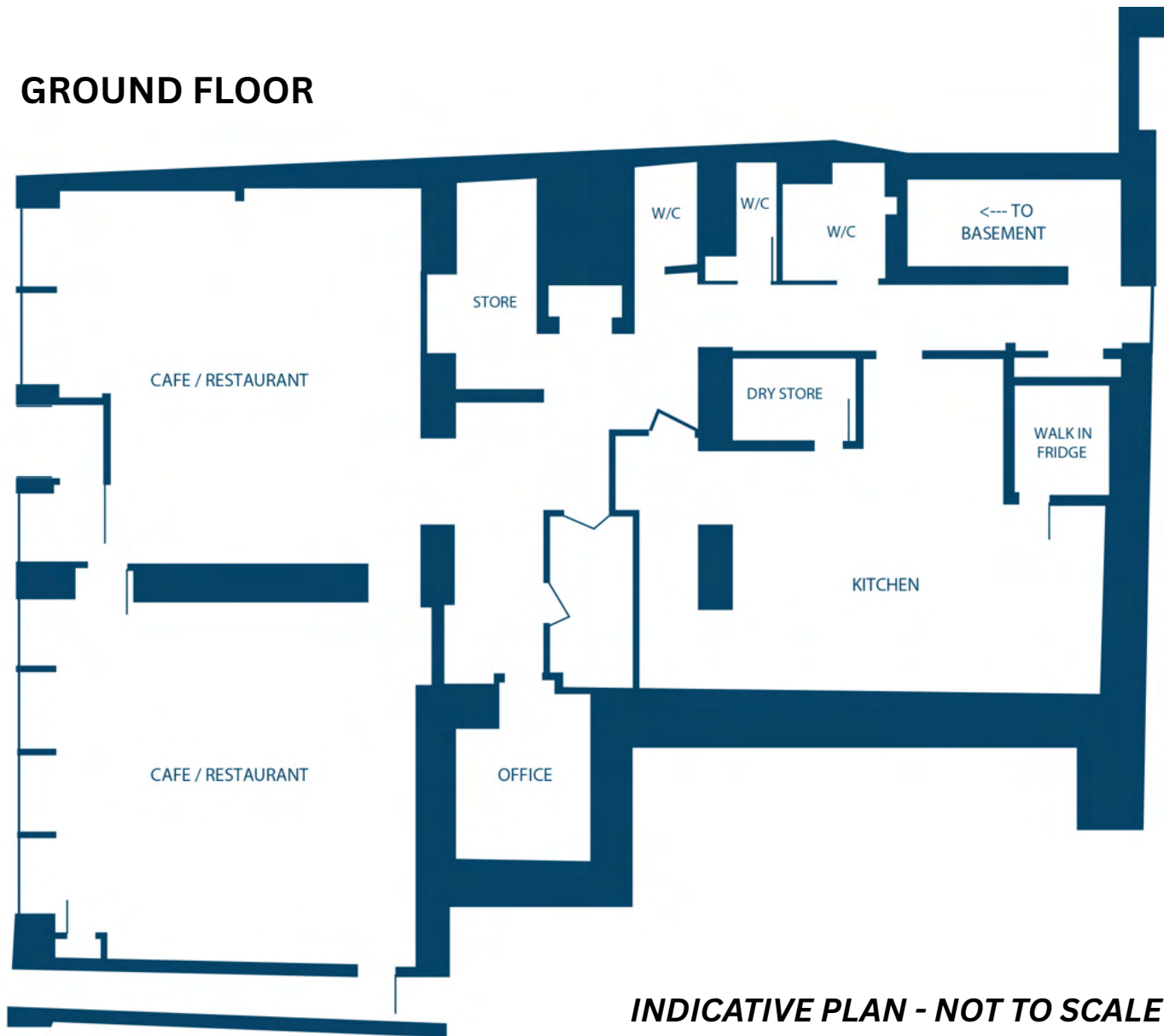
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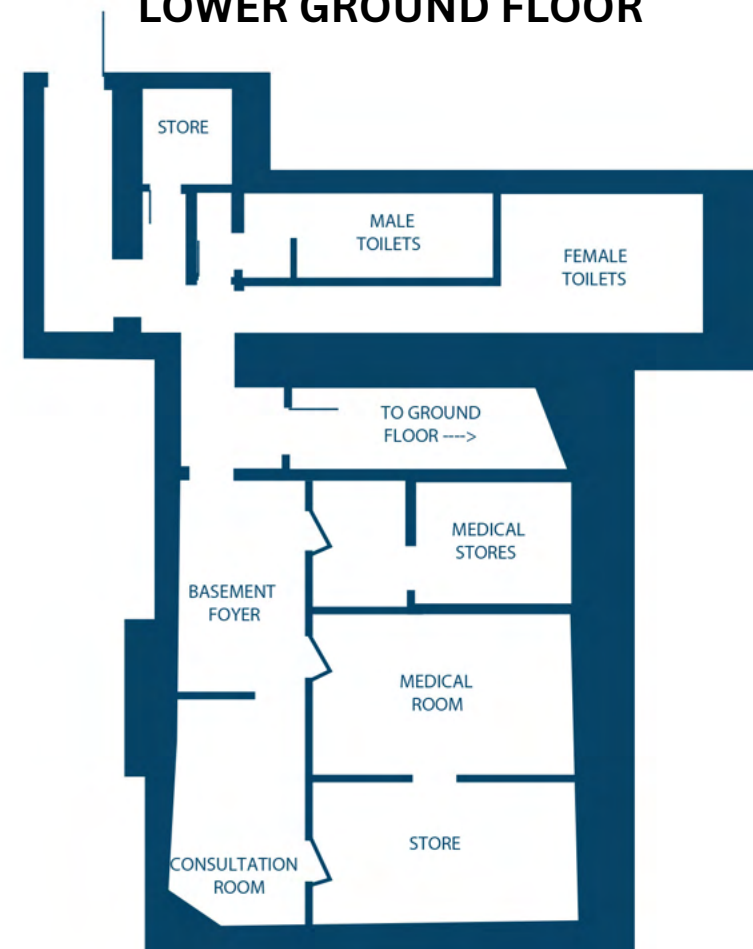


## GROUND FLOOR

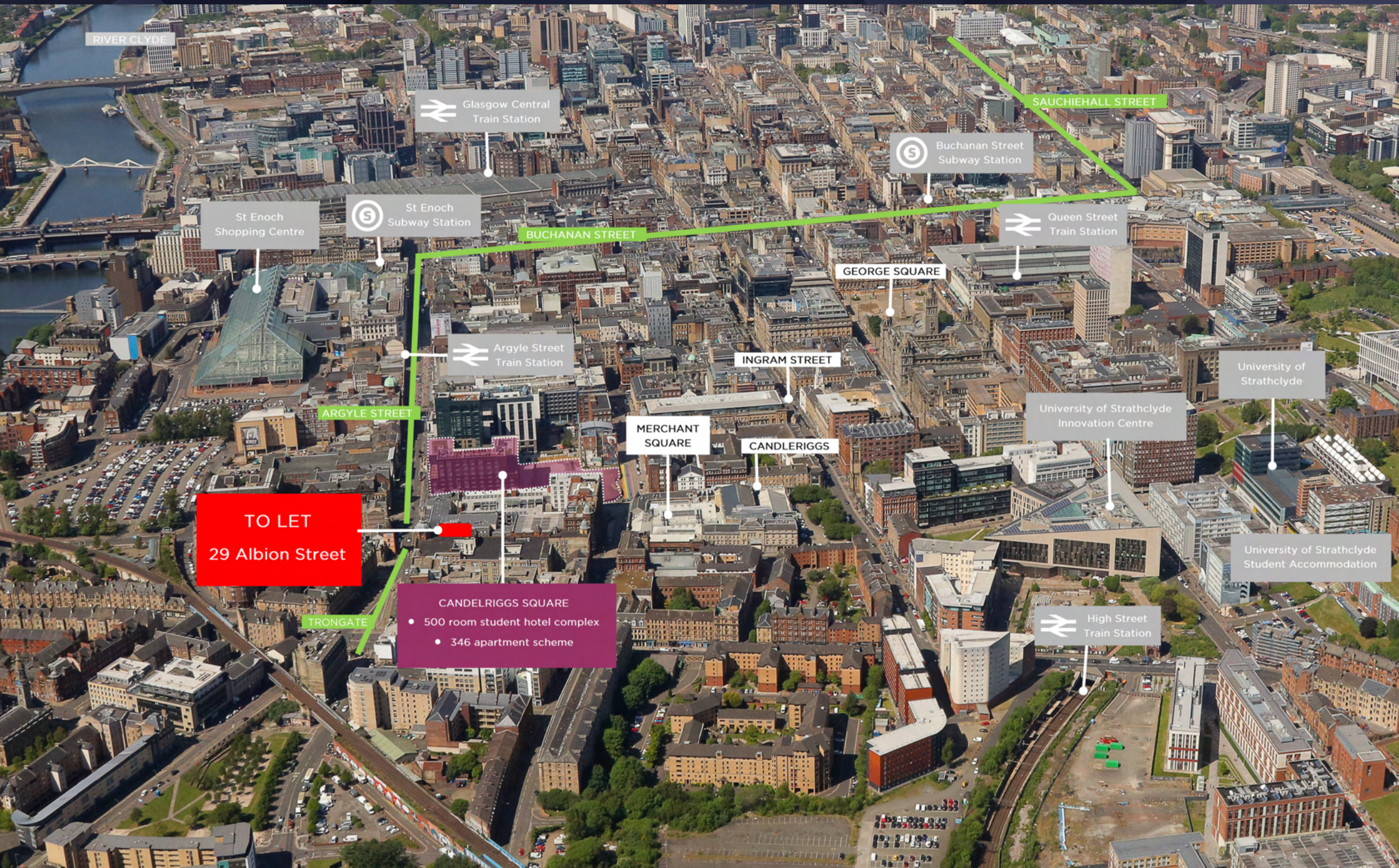


*INDICATIVE PLAN - NOT TO SCALE*

## LOWER GROUND FLOOR



29 ALBION STREET IS LOCATED IN THE HEART OF GLASGOW'S VIBRANT MERCHANT CITY, SURROUNDED BY AN ARRAY OF BARS, RESTAURANTS, CITY LIVING AND HOTEL OPERATORS





**TO LET**  
29 Albion Street

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