

## RETAIL & OFFICE SPACE

21 ELMBANK STREET

GLASGOW

G2 4PB

**TO LET / MAY SELL**

**6,545 sqFT**

21 ELMBANK STREET



Situated in the heart of Glasgow's historic City Centre. BPCL are proud to offer to the market an expansive retail and office building set within a Category B listed townhouse.

The property also benefits from full planning permission to form four, two bedroom flats. With a two bedroom new build mews house development at rear with dedicated garage parking and roof terrace. Contact Peter for sales brochure.

The Listed townhouse forms part of a historic classical terrace. With a consoled entrance, traditional sash and case windows, original cornicing and ceiling roses internally.

Planning consent was approved on 30th of August 2024. Application number: 23/02832/FUL.

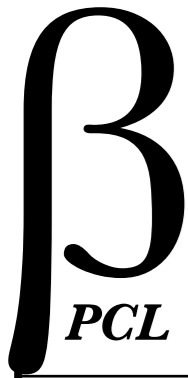
Full details can be found on the Glasgow City Council Website, or upon request.

Boasting 6,545sqFT of high quality retail and office space within Glasgow's historic City Centre.

21 Elmbank Street is the only building on the terrace that benefits from a dedicated shopfront. This has been used by The Scouts as their flagship store since the early 20th Century when it was bequeathed to them.

The property provides an excellent opportunity for businesses looking for a City Centre store front as well as dedicated office space within the same demise.

**TOWNHOUSE WITH FULL PLANNING PERMISSION FOR 4 FLATS AND A MEWS HOUSE**



**ENQUIRIES:**

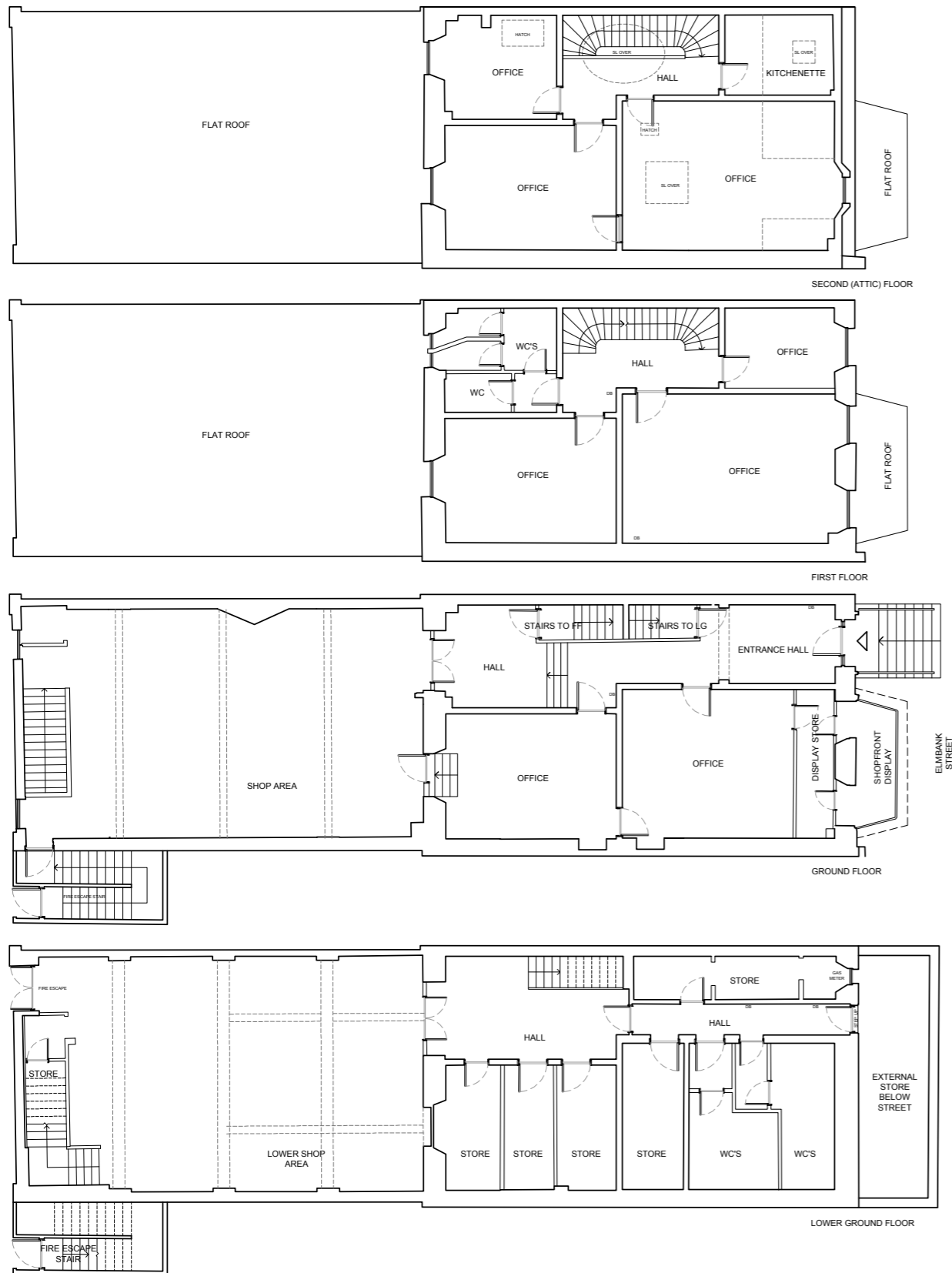
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VISUAL OF FRONT AS RESIDENTIAL



FIRST FLOOR OFFICE



GROUND FLOOR SHOP

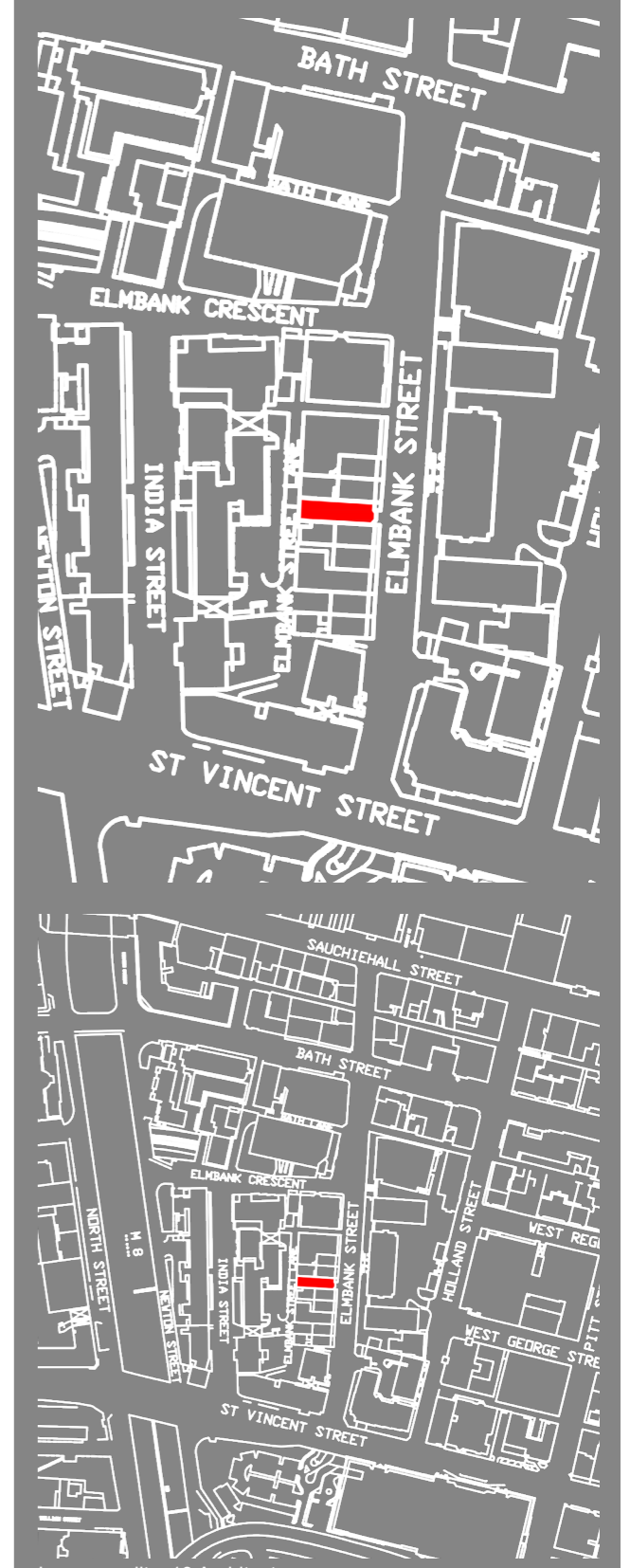


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