

TO LET
RETAIL UNIT

 **GRAHAM
SIBBALD**



7 Parnie Street, Glasgow, G1 5RJ

- Ground floor retail premises
- Close proximity to Glasgow city centre
- Extends to approximately 65.37 sq.m. (704 sq.ft.)
- New FRI lease available
- Rental offers in excess of £15,000 per annum, exclusive of VAT.

LOCATION

The subjects are situated on Parnie Street, adjacent to its junction with Osborne Street within the Merchant City. The subjects are a short distance south of Trongate, which connects with Argyle Street and the wider city centre. Public transport links, including Argyle Street train station and St Enoch subway station, are both within walking distance.

DESCRIPTION

The subjects comprise a ground floor retail unit within a four storey traditional tenement building. The property benefits from open plan retail space with large display windows. There is ancillary storage in addition to toilet facilities located towards the rear of the property. Neighbouring tenants include a mix of independent retailers and the property would suit a variety of retail uses.

ACCOMMODATION

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

Total Area: 65.37 sq.m. (704 sq.ft.)

LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

RENT

We are instructed to seek offers in excess of £15,000 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.

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £13,700.

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.

To arrange a viewing please contact:



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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.