

FOR SALE
DISTINGUISHED RETAIL INVESTMENT IN GLASGOW CITY CENTRE



269 Sauchiehall Street
Glasgow

Investment Summary

- Offers over £350,000, reflecting a net initial yield of 9.56%
- Attractive investment located in a strong retailing location in Glasgow City Centre
- Let to Cancer Research UK on an FRI lease until June 2029, with a tenant break option in June 2027
- Tenant has been in occupation for more than 40 years
- Passing rent of £34,650 per annum reflecting a Zone A rate of £37.91/sq.ft
- VAT free investment

LOCATION

Glasgow City Centre is host to what is claimed to be the second-best shopping in the UK behind London and the main shopping stretch of Buchanan Street is host to a number of national and international names. In addition, Buchanan Galleries and St Enoch Centre are two major covered shopping malls in the city centre host to a number of national retailers.

More specifically, the subject property is situated on the south side of Sauchiehall at its prominent junction with Douglas Street. Sauchiehall Street is one of Glasgow's major shopping streets, and is a prominent pedestrian throughfare benefitting from strong levels of passing footfall. The property is located diagonally opposite McLellan Works.

Surrounding occupiers include Tesco Express, Boots, Taco Bell, Subway, Nando's and many others.



DESCRIPTION

The subjects comprise a retail unit arranged over ground and basement floors forming part of a larger a four-storey and attic tenement style building of blonde sandstone construction. The main building is of traditional stone construction surmounted by a pitched roof. The property has a traditional corner frontage comprising two large single glazed display windows with a recessed pedestrian entrance projecting signage above.

Internally, the property has been sub-divided to create a front sales area with associated changing room and storage accommodation. Access to the basement is taken via an internal timber stairwell to a kitchen facility and toilet compartment to the front section, with the remainder of the basement area being utilised as storage. Access can be taken to a common close and stairwell from the rear left of the basement area. The unit is finished to a modern standard.

ACCOMMODATION

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

Floor	SQ.M	SQ.FT
Ground Floor:	85.34	919
Basement:	79.83	859
TOTAL:	165.17	1,778
ITZA:	84.87	914

TENANCY

The property is let on FRI terms to Cancer Research UK until June 2029. The tenant has the option to terminate this lease with effect in June 2027, subject to serving not less than six months prior written notice. Passing rent of £34,650 per annum.

We understand the tenant recently refurbished the property prior to the latest lease renewal in 2024.

TENANT COVENANT

Cancer Research UK have a Credit Safe score of 'A'.

In 2025 the tenant reported a turnover of £734.8M and a pre-tax profit of £22.5M.

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a proposed rateable value of £27,500 from 1 April 2026.

TENURE

The premises are held on heritable basis (Scottish equivalent of Freehold).

VAT

We understand the property has not been elected for Valued Added Tax (VAT).

PROPOSAL

We are instructed to seek offers in excess of £350,000 for our client's Heritable Interest, reflecting a net initial yield of 9.56% after allowing for standard purchasers cost.

AML

To comply with Anti Money Laundering Regulations, we are legally required to undertake due diligence on prospective purchasers. Applicable documentation will therefore be required on agreement of Heads of Terms.

EPC

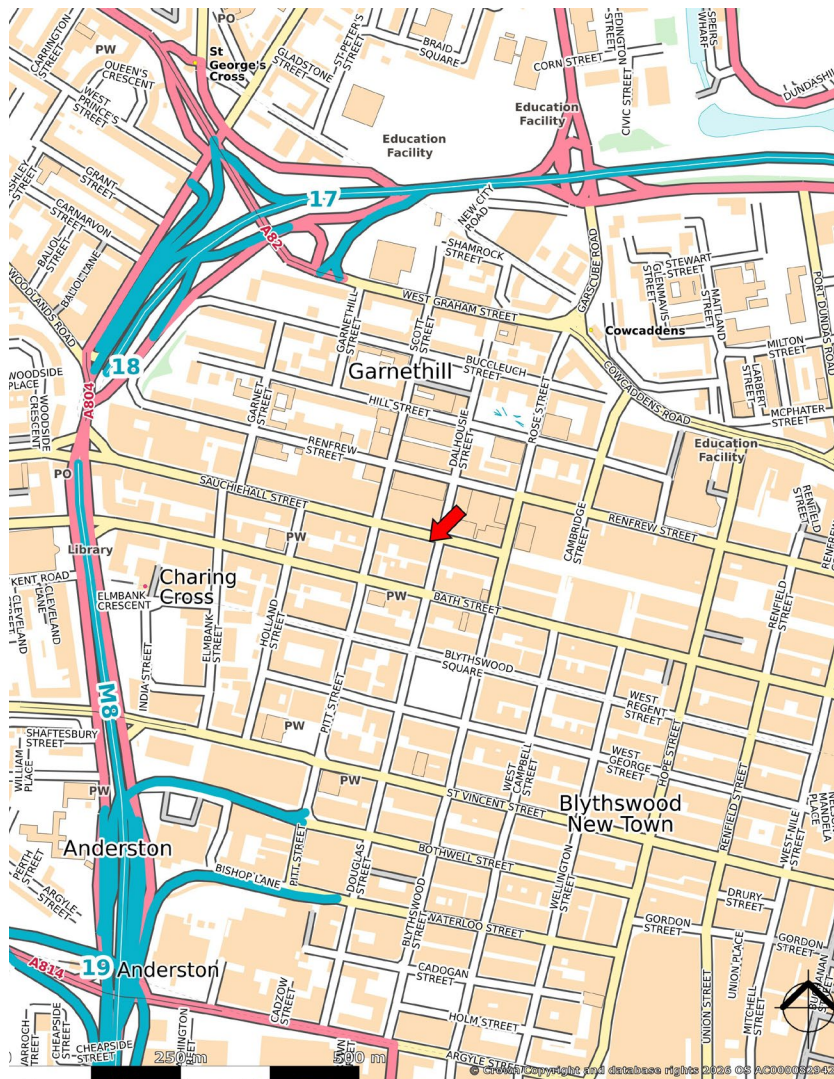
An EPC has been prepared for the property and can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. For the avoidance of doubt any incoming tenant will be liable for LBTT and Extract Copies thereon.

VIEWING & FURTHER INFORMATION

Strictly by appointment through:



To arrange a viewing please contact:



RYAN FARRELLY
Director

ryan.farrelly@g-s.co.uk
07900 390 078

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: June 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.