



**BRITTON**  
PROPERTY

**To Let**

123 Sauchiehall Street  
Glasgow G2 3EX



Located within  
50 metres of



## Prime Restaurant Unit

**Close proximity to McDonalds / Popeyes / Wendy's**

**Rent: O/O £125,000pa**

**Ground Floor: 3,401 sqft / Basement: 2,782 sqft plus upper floors**

## Location

Glasgow is Scotland's largest city with a population of approximately 660,000 and an estimated shopping catchment of 2 million.

The premises occupy a prominent position on Sauchiehall Street between the junctions of Hope Street and Wellington Street. The area is a well-established retail and restaurant destination with nearby operators such as Savers, Popeyes, Wendys (just opened), McDonalds, Mountain Warehouse, Waterstones and Card Factory.

Sauchiehall Street is undergoing a period of mixed-use regeneration, having been designated as an official culture and heritage district.

Opposite to the property, on the former Marks & Spencer site, Fusion Group have secured approval for a £76 million, 16-storey mixed-use development, delivering 619 student beds and 9,500 sqft of retail space, which will lead Sauchiehall Street's regeneration. In addition, the former Watt Bros building adjacent to the premises has recently secured planning to transform the building into a 100-bed boutique hotel.

## Accommodation

The premises comprise the ground, basement, 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> floors of a 4 storey sandstone building. The premises provide retail sales at ground floor and first floor with a mixture of storage and staff accommodation on the remaining floors.

The premises extend to the following approximate areas:

Ground Floor: 3,041 sq ft / 315.95 sqm

Basement: 2,782 sq ft / 258.45 sqm

First Floor: 5,017 sq ft / 466.08 sqm

Second Floor: 4,734 sq ft / 439.79 sqm

Third Floor: 4,385 sqft / 407.37 sqm

## Rent

O/O £125,000 pa are sought.

## Lease

The subjects are available on a new FRI lease.

## Rates

Rateable Value: £63,000

UBR (2025/26): £0.535

Rates Payable: £33,705 pa

## Planning

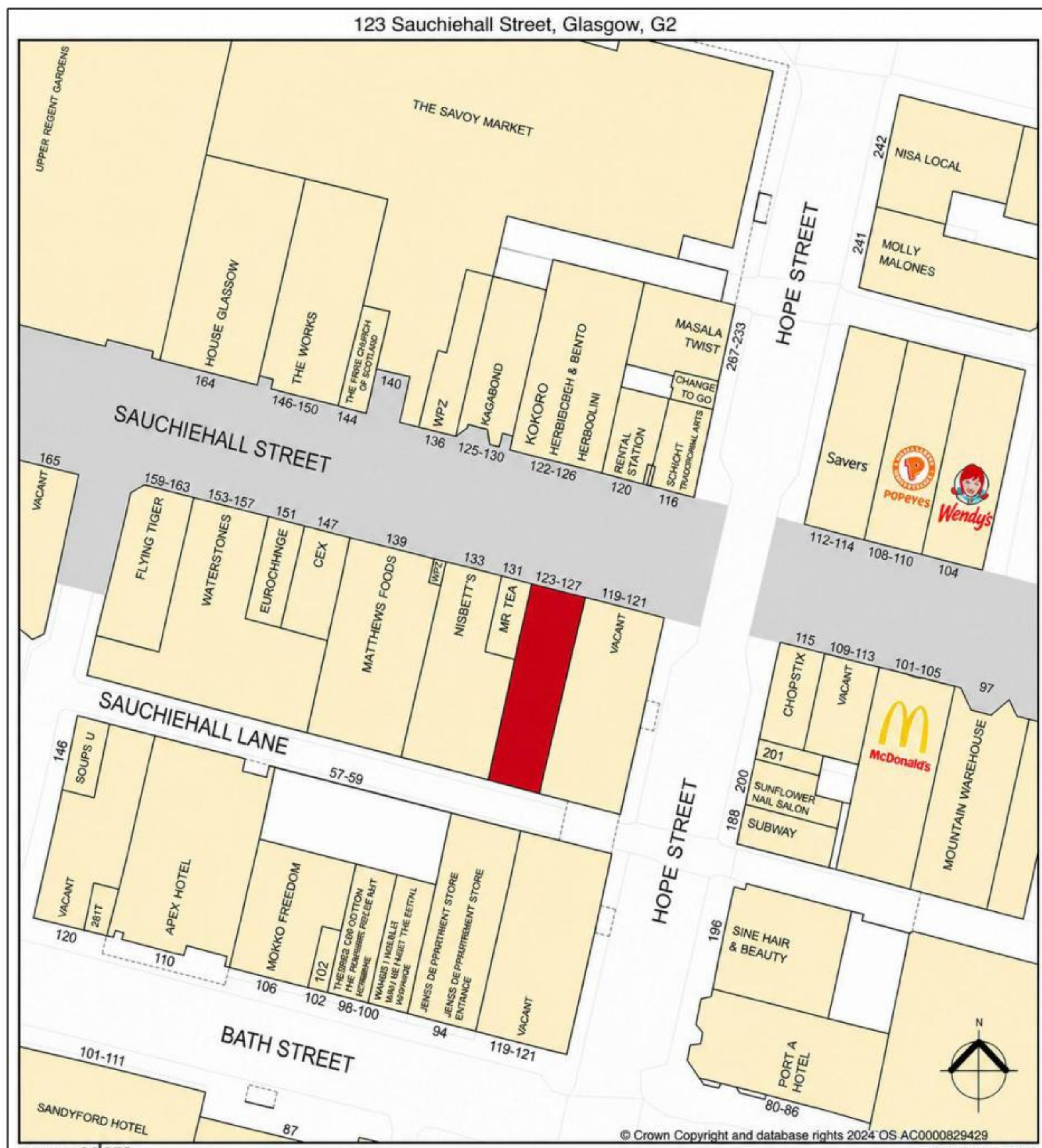
We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent. A planning approval is also in place for Bar / Restaurant consent. Further information on request.

**EPC**

On application

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the incoming tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

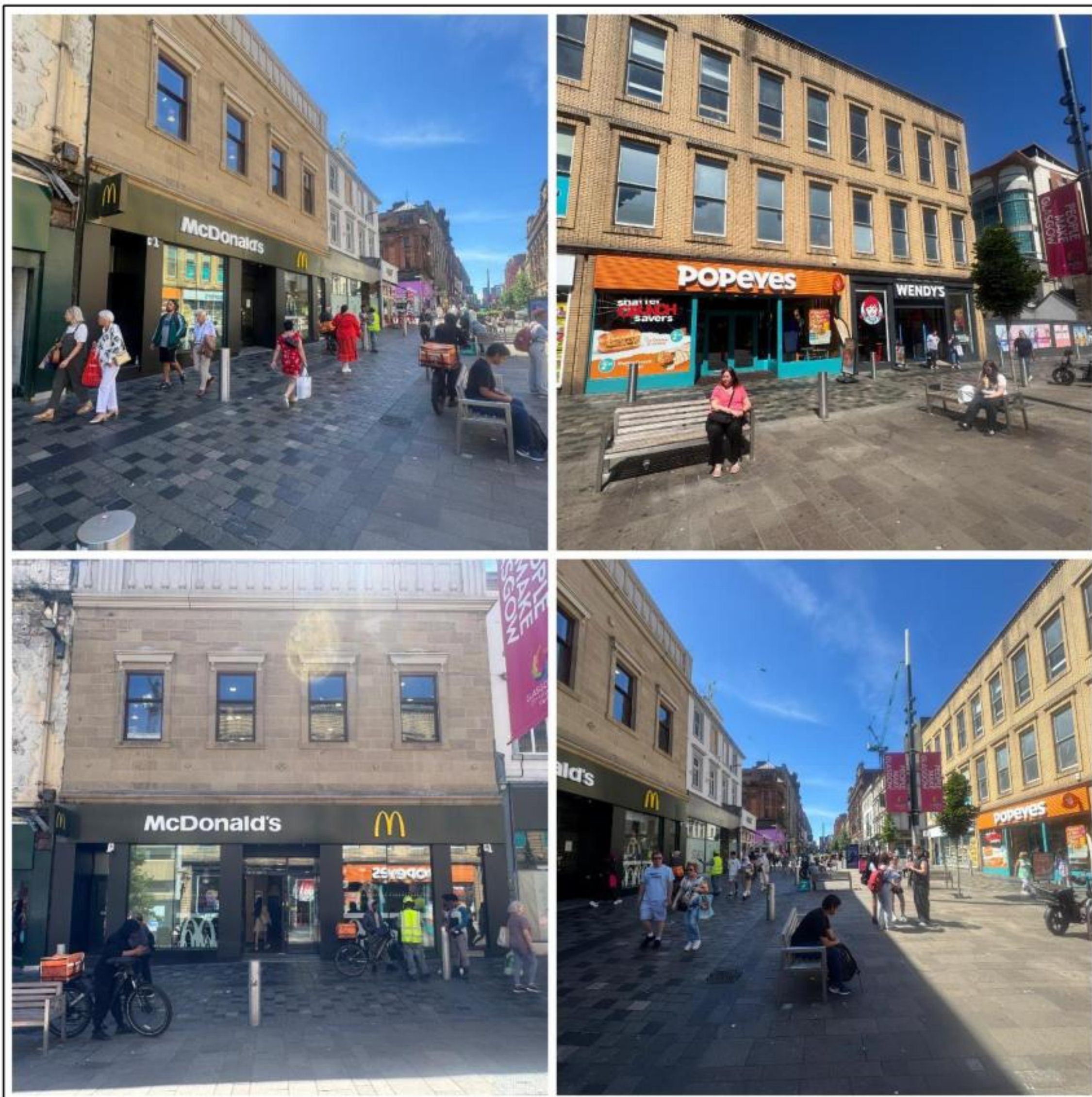




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**Viewing strictly by appointment with BRITTON PROPERTY**

**Andrew Britton**

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