



91-93 West George Street / 53 West Nile Street, Glasgow G2 1PB



- *Prime City Centre Office building / 2 ground floor restaurants**
- *Positive pre-application from Glasgow Planning Department for change of use to serviced apartments**
- *Various Development Opportunities**
- *Total size – 17,500sqft**
- *Current Rent - £171,500pa / Rent Potential of £270,000pa**
- *Price – o/o £3,000,000**

Location

Glasgow is Scotland's largest city and the third largest city in the UK. Glasgow acts as the administrative and economic capital of the west coast of Scotland, located on the shores of the River Clyde.

The property is located in the heart of Glasgow City Centre, occupying a prominent corner position on the western side of West George Street and West Nile Street, in close proximity to Buchanan Street. Buchanan Street provides access to the city's shopping and leisure amenities with excellent connectivity to public transport links such as Glasgow Queen Street and Central Station which are located a short distance away.

Accommodation

The subjects comprise a mixed-use commercial building arranged over basement, ground and six upper floors. Access to the upper floor accommodation is obtained by entering through a dual timber framed entrance door at ground floor level located adjacent to Nippon Kitchen on West George Street.

91-93 West George Street

The building comprises 5 office floors each extending to 2,201 sqft. Internally, each office floor consists of a large open plan office, benefitting from carpet covered flooring and a suspended ceiling with hanging LED light fittings incorporated throughout. Each floor also benefits from dedicated W/C facilities, kitchenette and shower room.

91 West George Street

The premises comprises a basement, ground and 1st floor restaurant premises trading as Nippon Kitchen.

53 West Nile Street

The premises comprises a basement, ground and mezzanine restaurant premises trading as Katsu.

Tenancies

91-93 West George Street

2 upper floors let out for £61,500pa. 3 vacant floors – 2,201 sqft each floor.

91 West George Street

Ground / basement / 1st floor let to Nippon Kitchen at £87,500pa until Nov 32. Rent increased at recent review from £82,500pa.



BRITTON
PROPERTY

For Sale

Iconic Glasgow City Centre Building
Various Development Options

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 ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

53 West Nile Street

Adjacent ground floor premises let to D1 - Lux Ltd t/a Katsu at £22,500pa until June 30.

Further tenancy information available on request

Planning

We have secured a positive pre-application from Glasgow Planning Department in relation to a change of use from offices to serviced apartments for the upper floors.

Further information on request





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Example of office floor plan

4th Floor



6th Floor



