

TO LET

123 Sauchiehall Street

Glasgow

Prime Restaurant Premises

G2 3EX



LOCATION

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 including Savers, Popeyes, Wendy's, McDonald's, 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 sq ft 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.

DESCRIPTION

The subjects are arranged over ground, basement, first, second and third floors of a four-storey sandstone building. The premises provide retail sales at ground and first floors, with a mixture of storage and staff accommodation on the remaining floors.

The premises extend to the following approximate areas:

Ground:	315.95 sq m	3,041 sq ft
Basement:	258.45 sq m	2,782 sq ft
First:	466.08 sq m	5,017 sq ft
Second:	439.79 sq m	4,734 sq ft
Third:	407.37 sq m	4,385 sq ft
TOTAL:	1,887.64 sq m	19,959 sq ft

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TENURE

The subjects are available on a new full repairing and insuring lease for a term to be agreed, subject to five-yearly upward only rent reviews.

RENTAL

Offers over £125,000 per annum exclusive are invited.

RATEABLE VALUE

According to the Assessors website, the rating assessment for 2026/2027 is as follows:

Rateable Value: £63,000
Rates Payable: £33,705

ENERGY PERFORMANCE CERTIFICATE

Available upon application.

PLANNING

The subjects currently benefit from Class 1A consent. A planning approval is also in place for bar/restaurant consent. Further information available on request.

LEGAL EXPENSES

Each party will bear their own legal expenses incurred in connection with this transaction.

VAT

All prices are quoted exclusive of VAT.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the joint agents:

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IMPORTANT NOTICE

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. June 2026.