

520

**SAUCHIEHALL
STREET
GLASGOW
G2 3LG**



Opportunity
to acquire a
prime mixed-
use development
opportunity
in Glasgow
City Centre,
complete with
planning consent
and excellent
connectivity.

FOR SALE



CONNECTED LIVING CENTRAL LOCATION

OPPORTUNITY SUMMARY

A strategically located development site, approximately 0.1 hectares, is available for acquisition in Glasgow City Centre. The site features primary frontage on Sauchiehall Street and a secondary elevation facing north onto Renfrew Street.

- Planning Consent Granted (minded to grant pending Section 75 agreement)
- Residential development of 71 apartments
- 66 x studios and 5 x 1-beds
- The prime ground floor space is approved for a wide range of uses including retail, food & drink, assembly & leisure
- 51,613 sq ft GIA
- Brownfield development site (part cleared)
- Located close by Glasgow's vibrant retail core and amenities
- Excellent access to public transport
- The site features primary frontage on Sauchiehall Street and a secondary elevation facing north onto Renfrew Street
- Offers a strategic investment into the Glasgow market





Glasgow is Scotland's largest city, with a population of approx. **660,000 people** and an estimated shopping catchment of around **2.25million** within a 45-minute drive time.



Glasgow is **Scotland's most popular** and largest city.



Home to **three prestigious universities** and a diverse international student body, Glasgow's metropolitan region boasts the UK's second-largest student population.



GLASGOW HIGHLIGHTS



City is one of the UK's **premier shopping destinations**.



Sauchiehall street is **undergoing a £5.7m improvement** scheme which will see the streetscape completely transformed, creating a more attractive environment.



Sauchiehall Street forms part of Glasgow's **'Golden Z'**.



SAUCHIEHALL ST



**Singl-end
Garnethill**
04 Minute Walk



**Charing Cross
Train Station**
05 Minute Walk



**The King's
Theatre**
03 Minute Walk



Puregym
05 Minute Walk

CITY CENTRE

This City Centre location offers immediate proximity to a wide range of top amenities including retail, food & drink and leisure.



**Tesco
Express**
02 Minute Walk



**Black Sheep
Coffee**
07 Minute Walk



**Chinaskis
Bar & Restaurant**
03 Minute Walk



**Glasgow
Film Theatre**
08 Minute Walk



**Ten Eighty
Two**
14 Minute Walk



**Ottoman
Coffeehouse**
06 Minute Walk



**Kelvingrove
Park**
10 Minute Walk



Sylvan
04 Minute Walk

WEST END

Stroll 10 minutes West away from the bustle of Sauchiehall Street and you'll discover some of the best cafés, restaurants and bars in Glasgow.



**Kelvingrove
Art Gallery**
19 Minute Walk



**The Hug & Pint
Bar/Venue**
13 Minute Walk



**Silla Korean
Restaurant**
14 Minute Walk



The Dram Pub
10 Minute Walk

- 

1 Minute Drive
M8 Motorway
Junction 18
- 

5 Minute Walk
Charing Cross Station
- 

10 Minute Walk
Finnieston
- 

10 Minute Walk
Kelvingrove Park
- 

12 Minute Walk
Anderston Station
- 

13 Minute Walk
Cowcaddens &
St George's Cross Subway
- 

14 Minute Drive
Glasgow Airport
- 

18-20 Minute Walk
Queen Street and
Central Station
- 

Subway Station
- 

Walking Times
- 

Train Station
- 

Cycle Routes

THE NEW CENTRE FOR EVERYTHING



GLASGOW CENTRAL STATION

BLYTHSWOOD SQUARE

SEC (Scottish Events Campus)

CHARING CROSS TRAIN STATION

COWCADDENS SUBWAY

KELVINGROVE PARK

M8

PBSA Development Pipeline

- 01** India Street (750 Beds)
- 02** 163 St George's Road (262 Beds)
- 03** 225 Bath Street (527 Beds)
- 04** House of the Social (356 Beds)
- 05** 292 St Vincent Street (321 Beds)
- 06** 249 West George Street (147 Beds)
- 07** The Ard (784 Beds)

Points of Interest

- 08** Centre for Contemporary Arts
- 09** The Mitchell Library
- 10** The Tenement House
- 11** The King's Theatre
- 12** Glasgow School of Art
- 13** King Tuts Wah Wah Hut
- 14** Glasgow Film Theatre

Amenities

- 15** Singl-end
- 16** The Locale
- 17** Tesco Express
- 18** Royâ
- 19** Puregym
- 20** Ottoman Coffeehouse
- 21** Sylvan
- 22** Buck's Bar
- 23** Black Sheep Coffee

Hotels

- 24** Dakota Hotel Glasgow
- 25** Kimpton Blythswood Square Hotel & Spa
- 26** Sandman Signature Glasgow Hotel
- 27** Hilton Glasgow

GLASGOW PBSA

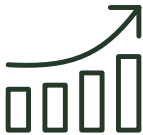
Whilst Glasgow has an established purpose built student accommodation market, it is well publicised that it suffers from a significant undersupply of student accommodation.

The student population is growing much faster than the provision of accommodation which is creating intense pressure for private rented accommodation. Other than London, Glasgow has the highest student-to-bed ratio in the UK for cities containing Russell Group institutions for full time students, with 3.6 students for every bed (London 4.0). Therefore, Glasgow has the second highest shortfall of student beds in the UK.



There are currently more full-time undergraduates at The UoG alone than available bedrooms in the city. This has led to students seeking other forms of housing in Glasgow and in nearby cities i.e. Stirling.

In the period 2017/18 to 2022/23 international student growth increased by 70%, while the rest of the UK only increased by 44%.



Glasgow has experienced more PBSA rental growth than any other UK city. In 2023/2024, rental growth was on average 19%.



47% (17,131) of full time students attending the University of Glasgow, are non-UK based Students who rely on Private or University provided accommodation.

26,000 of these (33%) are international students, attracted to the PBSA market.



In August 2022 HEIs in Glasgow removed their accommodation guarantee to first year students; this has further exacerbated under supply.



**THE
ARD**

Set to be one of Glasgow's tallest buildings, at 36-storeys high, The Ard will provide 784 beds, plus 4,000 sq m of amenities, commercial and office uses at ground floor.



**INDIA
STREET
PBSA**

20 India Street will consist 20,000 sq m of residential and mixed-used amenities in an 18-storey building consisting a mix of studio bedrooms and affordable flats with gym, lounge & commercial space at ground level.



**HOUSE
OF
SOCIAL**

Set to be a destination food hall with venue space for music and entertainment, as well as acting as a community hub energising Sauchiehall Street. Upper levels will consist of student living.

**CHARING
CROSS
GATEWAY**

The CcX masterplan aims to transform the western edge of the city centre with a mix of residential, student and commercial space encompassed in a redevelopment project set to enhance public realm, support population growth and improve access to key civic and transport infrastructure in this part of the city.



A BRIGHT FUTURE



**SCOTTISH
EVENTS
CAMPUS
EXPANSION**

Plans for an £80 million expansion of Glasgow's key conference and event venue have been agreed in principle; allowing the city to remain a key player on the event stage; having successfully held events like COP26.



**BUCHANAN
GALLERIES
REDEVELOPMENT**

Glasgow main retail thoroughfare, is set to be boosted by the redevelopment of Buchanan Galleries; plans have been drawn up to improve visibility of the centre, engaging with Buchanan Street and the wider area to create leisure and dining options, including a destination food hall.

COWCADDENS

The Cowcaddens district is in the process of a regeneration programme that will see the district brought to life with a mixture of residential and leisure facilities; supported by the immediacy of the city centre and connection to the north via the new Sighthill pedestrian bridge.



SAUCHIEHALL ST

THE SITE

The site at 520 Sauchiehall Street Glasgow holds a truly strategic position within Glasgow City Centre, benefiting from dual frontages onto Sauchiehall Street and Renfrew Street, offering exceptional visibility and accessibility.

This prime location is further enhanced by its immediate proximity to the M8 Motorway (Junction 18, 1 minute drive) and major transport hubs like Charing Cross Station (5 minute walk) and multiple subway lines, ensuring seamless connectivity across the city and beyond.

The site itself consists of a vacant plot, partially demolished in 2008, with a remaining structure adjacent to the rear of 345 Renfrew Street, while the Grade B listed property at 520 Sauchiehall Street extends to 341 Renfrew Street and has been vacant since 2011.



520

PROPOSED DEVELOPMENT

The proposal for 520 Sauchiehall Street is set to create a new benchmark for urban living in Glasgow, designed to meet the significant demand for high-quality residential accommodation in the city centre. With planning consent already in place, the scheme envisages the development of meticulously designed apartments and retail opportunities.

ELEVATED LIVING



520

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METHOD OF SALE

Offers are invited for our clients Heritable Interest (Scottish equivalent to English Freehold). Parties should note interest with Savills in the first instance in order to be kept informed of any closing date set. Please note our client is not bound to accept the highest or indeed any offer on the site.

TECHNICAL INFORMATION

A suite of technical information is available to interested parties upon request via the selling agents.

FURTHER INFORMATION



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