



greens
retail
Cowcaddens

FOR SALE

**Unique Franchise
Convenience Store
Opportunity**

£250,000

71 Port Dundas Road,
Cowcaddens, Glasgow
G4 0HF

sba
scottish business agency

SCOTLAND'S LEADING CONVENIENCE STORE CHAIN

Offering you an opportunity to run your very own Greens store

- Perfect for new retailers looking to enter the sector as well as seasoned operators
- Co-op Wholesale supply chain, up to 6% rebates available.
- Gross margins 26% - 35% achievable.

DESIGNED BY RETAILERS, FOR RETAILERS.

Leasehold
£250,000

greens
retail

A rare opportunity to own a 'Greens Retail' franchise with significant benefits available.

Forecast weekly sales of £26,000+

Full fit-out included with September 2026 completion

Strategic location with significant new housing developments nearby



07369 213404
Dan Arrandale

Cowcaddens

Location

The subject property is located in the Cowcaddens area of Glasgow, within a short walk of the city centre. The location benefits from excellent footfall and is close to a number of major educational institutions, including Glasgow Caledonian University and the University of Strathclyde. Other nearby occupiers include the UK Passport Office and two established car dealerships.

The proposed store forms part of a larger mixed-use development incorporating a purpose-built student accommodation scheme comprising 301 beds. The wider area is also undergoing significant regeneration, with a number of major residential and mixed-use developments either under construction or in the planning process, including:

44 Port Dundas Road – planning consent for 359 build-to-rent apartments.

One Cowcaddens – a mixed-use development comprising 595 residential units, with demolition works underway.

200 Renfield Street – 432-bed purpose-built student accommodation scheme, due for completion for the 2026/27 academic year.

Cowcaddens Fire Station – proposed 5-acre mixed-use redevelopment incorporating approximately 1,270 residential units (in planning).



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Description

Greens of Cowcaddens is proposed as a Greens Core convenience store, designed to serve the day-to-day needs of local residents while incorporating a strong Greens on the Go offer to capture passing trade and the significant nearby student population.

Greens is a well-established brand within the Scottish convenience retail sector, currently operating 30 stores, including three with franchised partners.

The opportunity is being offered by way of a 5-year sub-lease together with a tied franchise agreement. Franchisees will benefit from industry-leading support across buying, operational excellence, marketing and established in-store brands, making this an excellent opportunity for both experienced convenience retailers and those new to the sector.

Further details are available upon request.

Tenure

- Leasehold
- 20 year lease from 2026
- Passing rent of £40,000pa
- Office & staff room

Business Rates

The subject are entered into the valuation roll as having the following rateable value:

£39,250

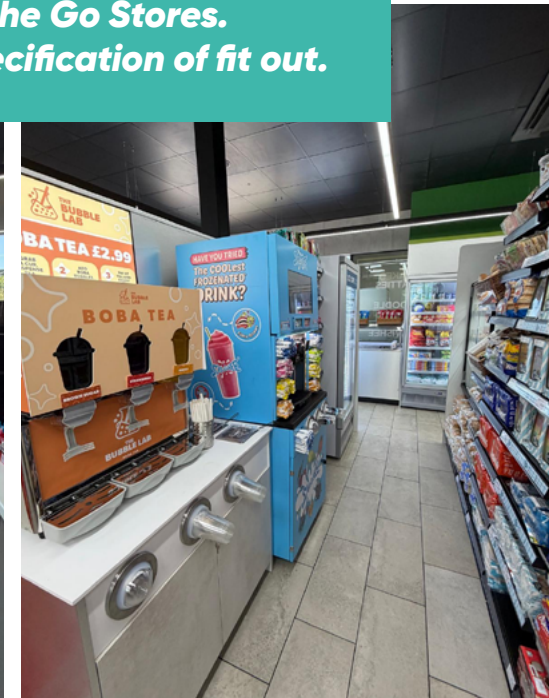
Price/Terms

Our client is seeking a price of **£250,000** for this turnkey convenience store opportunity.

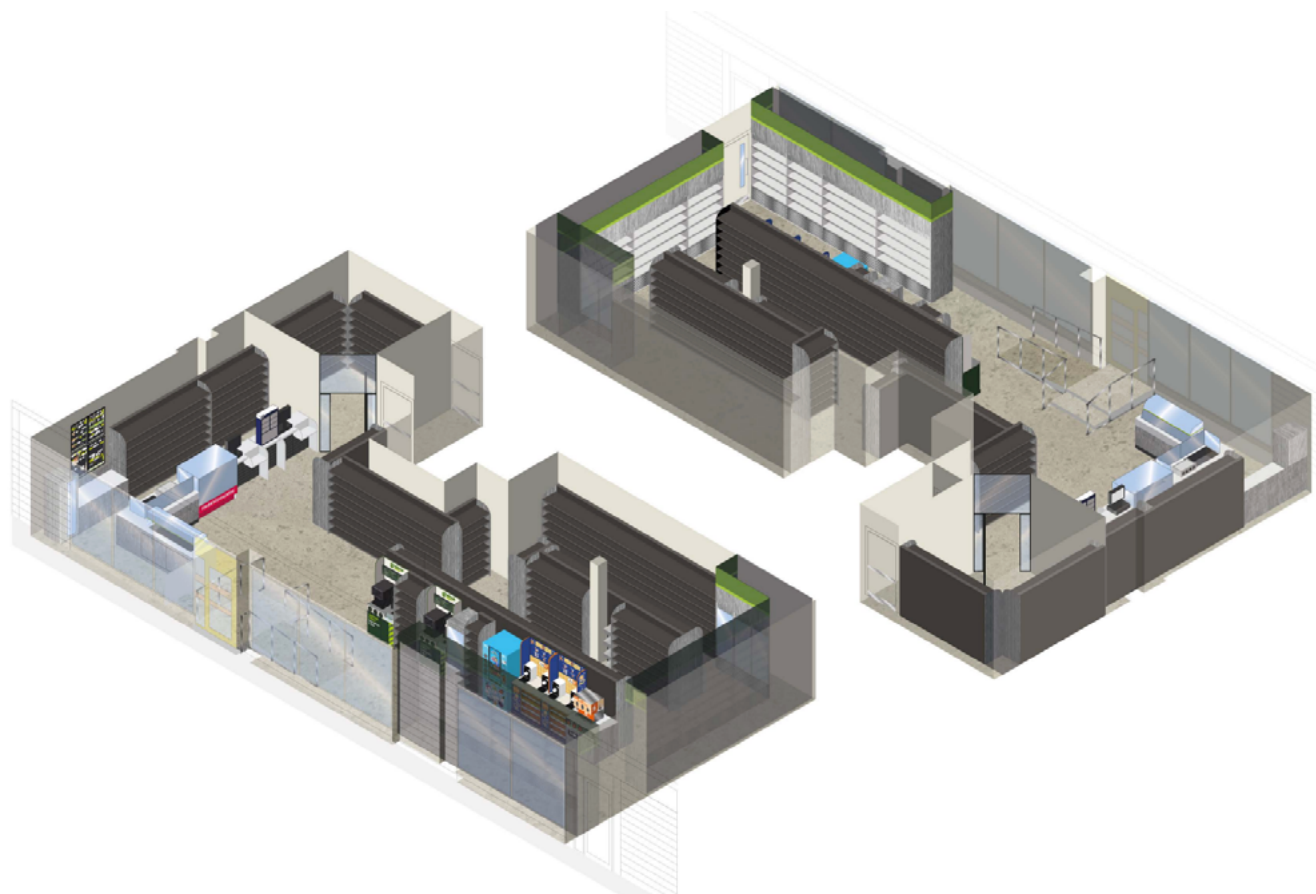
It will be fully fitted and ready to operator from September 2026. This will include a 5 year term franchise agreement – further details available on request.

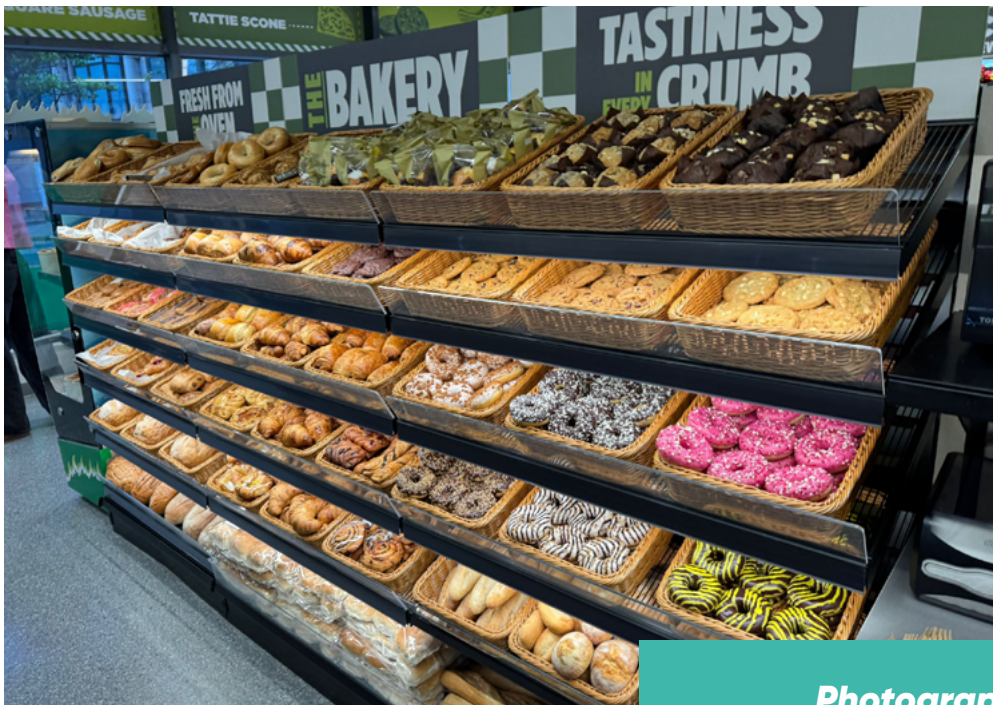


**Photographs of Existing
Greens On the Go Stores.
Expect similar specification of fit out.**



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Fixtures & Fittings

Full fit-out included with
September 2026 completion

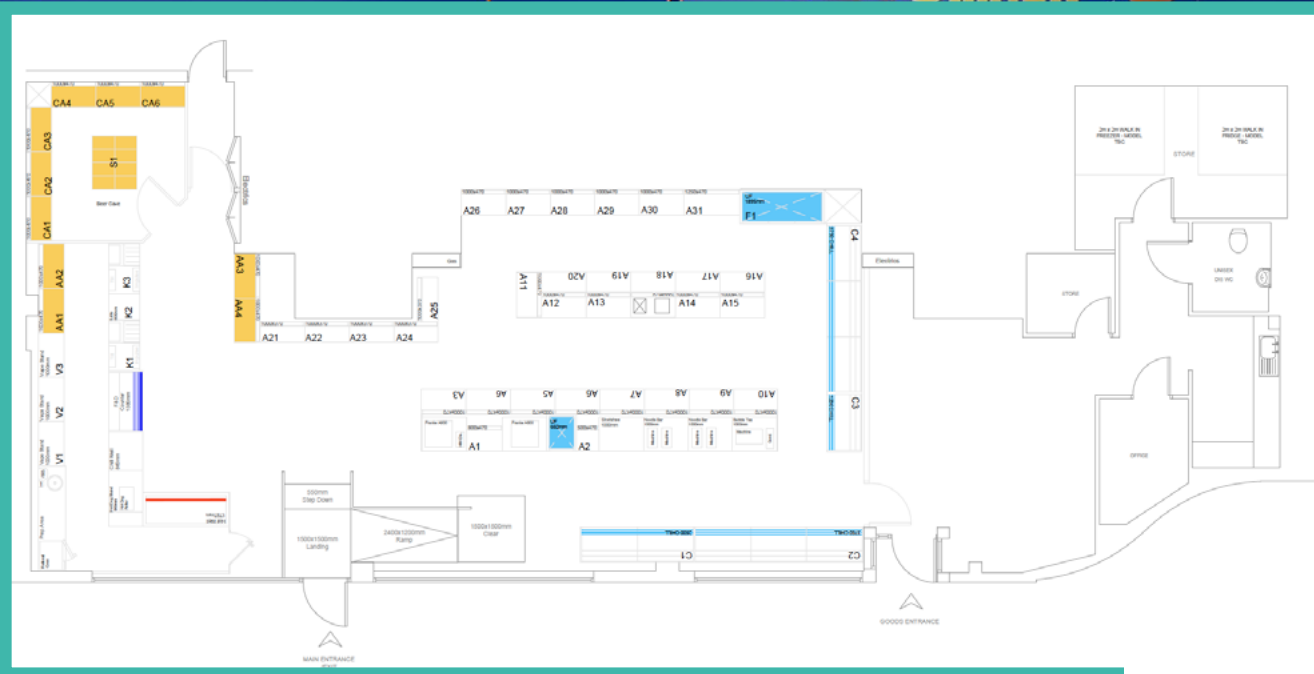
Viewing & Further Info

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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change without our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.



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