# FOR SALE - RETAIL

## 569 SAUCHIEHALL STREET

### GLASGOW, G3 7PQ




## KEY HIGHLIGHTS

- 1,156 sq ft
- Excellent owner-occupier / investment opportunity
- Arranged over ground and basement
- Well-presented Class 1A / Restricted Class 3 premises
- Well suited for cafe, retail, office, clinic uses
- Offers over £240,000 invited

## SUMMARY

| | |
|---|---|
| Available Size | 1,156 sq ft |
| Price | Offers in excess of £240,000 |
| Business Rates | Upon Enquiry |
| EPC Rating | Upon enquiry |

## DESCRIPTION

Mid-terraced retail premises with Class 1A & Restricted Class 3 consent.

Externally benefits from a modern aluminium framed shopfront with customer entrance.

The property was most recently used as a cafe arranged over ground floor and basement.

The ground floor provides main front serving area, customer seating to the rear complete with male and female WCs.

A single staircase provides access to the basement that offers ideal storage and prep space together with staff WCs. A dumb waiter connects the two floors.

## LOCATION

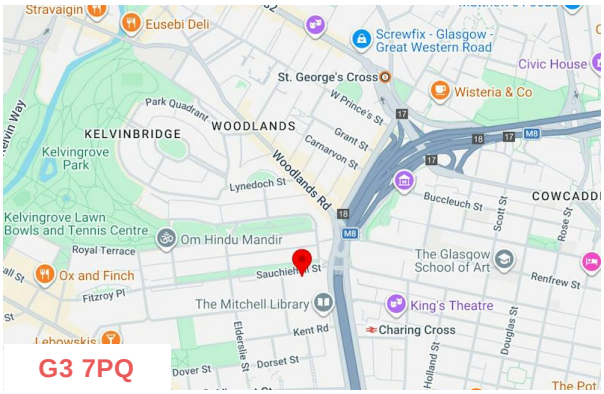
The subjects are located on the south side of Sauchiehall Street, close to its junction with Charing Cross in Glasgow City Centre. Situated in the Park Area of Glasgow, this busy parade acts as the main link between the City's West End and City Centre. The property leads onto the Sauchiehall Street area of Glasgow's prime leisure circuit.

There is good access to all forms of public access, including Glasgow Central and Queen Street Railway Stations, as well as various bus routes. The property also offers excellent road links provide by the adjacent M8 motorway. Neighbouring occupiers include Akbar's, Co-op Food, The Haberdashery, and Bufalo Grill.

## ACCOMMODATION

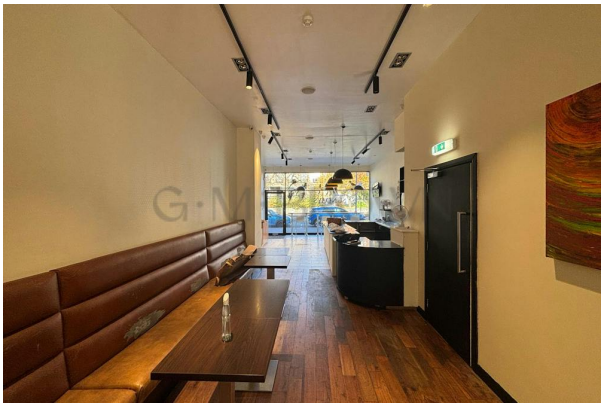
The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|---|---|---|---|
| Ground | 829 | 77.02 | Available |
| Basement | 327 | 30.38 | Available |
| **Total** | **1,156** | **107.40** | |







## VIEWING & FURTHER INFORMATION

**Gregor Brown**

0141 212 0059 | 07717447897
gb@gmbrown.co.uk

**Kerrie Currie**

0141 212 0059 | 07778 431703
kc@gmbrown.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 15/11/2026

