

Development Potential, Student Accommodation FOR SALE

TSA Property Consultants



Suite 3, 93 West George Street, Glasgow, G2 1PB

Substantial City Centre Development Opportunity | 17,500sq ft with Restaurant & Take Away at Ground Floor
| Student / Hotel / Serviced Apt

Summary

Tenure	For Sale
Available Size	17,500 sq ft / 1,625.80 sq m
Price	Offers in excess of £3,000,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Prime City Centre Position
- Total: 17,500sq ft
- Prime Development Opportunity
- E.R.V. £270,000p.a.x
- Grade B Listed
- Beautifully Presented
- Income Producing £171,500.p.a.
- Price: o/o £3,000,000

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Summary

Available Size	17,500 sq ft
Price	Offers in excess of £3,000,000
Business Rates	Upon Enquiry
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property forms a 7 storey commercial development of traditional sandstone construction surmounted by a pitched roof, with restaurant / hot food operations at ground floor.

The upper floors of the property are presented as a beautiful and ready to use office development however would be ideal for residential / student conversion.

Access is via a glazed controlled entrance door recessed behind heavy timber storm doors at West George Street leading to a tiled reception area.

The property benefits from a passenger elevator to all floors. Currently, 2/5 floors are occupied with the vacant floors all being presented in good condition with L.E.D lighting, plastered and painted walls, individual power supplies, self contained kitchenette and w.c facilities.

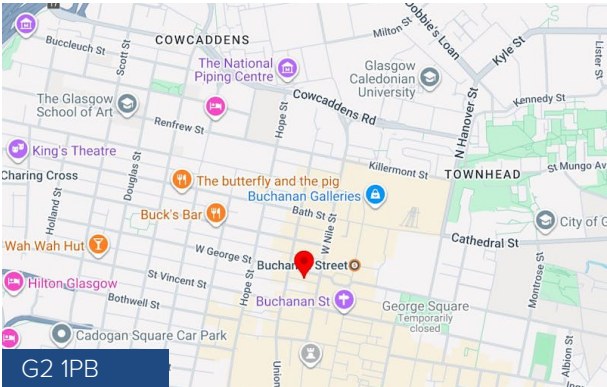
Each floor benefits from excellent natural light with dual aspect overviews on West George Street and West Nile Street, with the upper floors benefitting from views to Merchant City and over the River Clyde.

Location

The property sits on the south west corner of West George Street and West Nile Street, within Glasgow City Centre.

Glasgow sits in west-central Scotland on the River Clyde, about 40 miles west of Edinburgh and at the heart of the Central Belt. The city council area has a population of around 654,000 (mid-2025), making it Scotland's largest city; the contiguous Greater Glasgow urban area is close to a million, and the wider eight-authority Glasgow City Region is home to about 1.8 million people. That regional catchment underpins the city's role as Scotland's principal commercial, retail and leisure centre.

Transport is among the strongest in the UK outside London. Glasgow Central and Queen Street are the two main rail hubs, with frequent services across Scotland and to England; the Subway serves the inner city and a dense bus network covers the rest. The M8, M74, M77 and M80 give direct motorway access in all directions. Glasgow Airport at Paisley is around 15–20 minutes west of the centre, with Edinburgh Airport reachable in under an hour by road or rail.



Viewing & Further Information



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