DM HALL

For Sale

CLASS 1A RETAIL PREMISES



123 St. Georges Road, Glasgow G3 6JA

29.64 sq m (319 sq ft)

- Well positioned retail unit within Charing Cross.
- Close proximity to City Centre and M8 Motorway network..
- Benefits from excellent public transport links.
- 100% rates relief, subject to occupier status.
- Offers over £90,000 are invited.
- No VAT payable.

LOCATION

The subjects are located on the west side of St George's Road, just north of junction 18 of the M8 motorway network. Glasgow city centre lies approximately one mile to the east.

There are excellent transport links in the immediate vicinity with St George's Cross underground station, Anderston and Charing Cross railway stations within walking distance. Regular bus services are available on Woodlands Road, Sauchiehall Street and St Georges Road.









DESCRIPTION

The subjects occupy the ground floor within a traditional four-storey sandstone building, surmounted by a pitched roof.

Internally, the subjects provide an main sales area to the front with storage and toilet to the rear. A basement area also provides further storage space.

The subjects are connected to mains supplies of water, electricity and gas.

The front of the premises features a single entrance door and display window, protected by roller shutters.

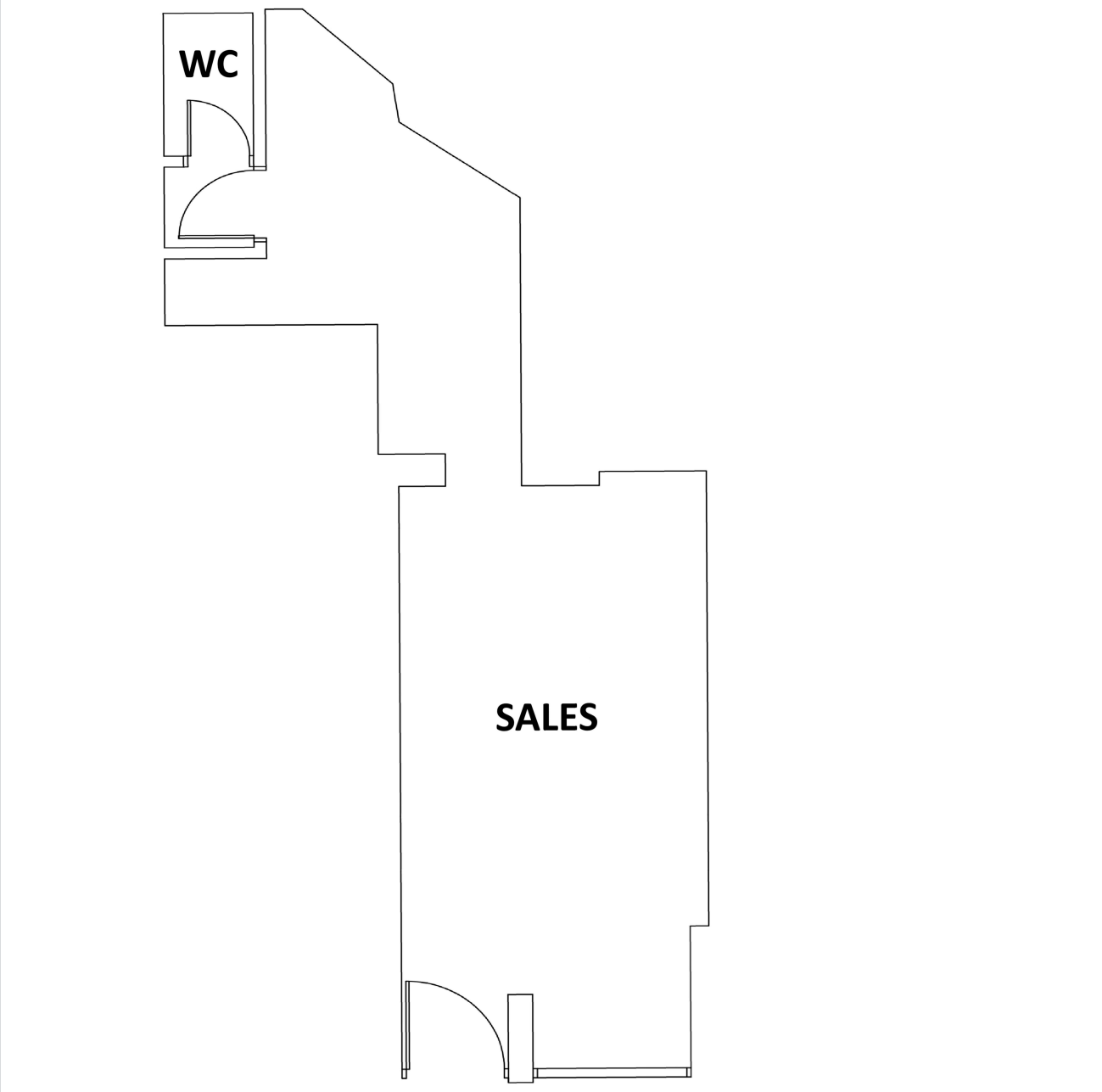
FLOOR AREA

The accommodation comprises the following areas:

Floor/Unit	Size	sq ft	sq m
Ground	319 sq ft	319	29.64
Total		**319**	**29.64**

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.



VAT

The property has not been opted to tax for VAT purposes. The sale will therefore be exempt from VAT.

PRICE

Offers in excess of £90,000

NON-DOMESTIC RATES

Rateable Value: £8,100

VIEWING & FURTHER INFORMATION

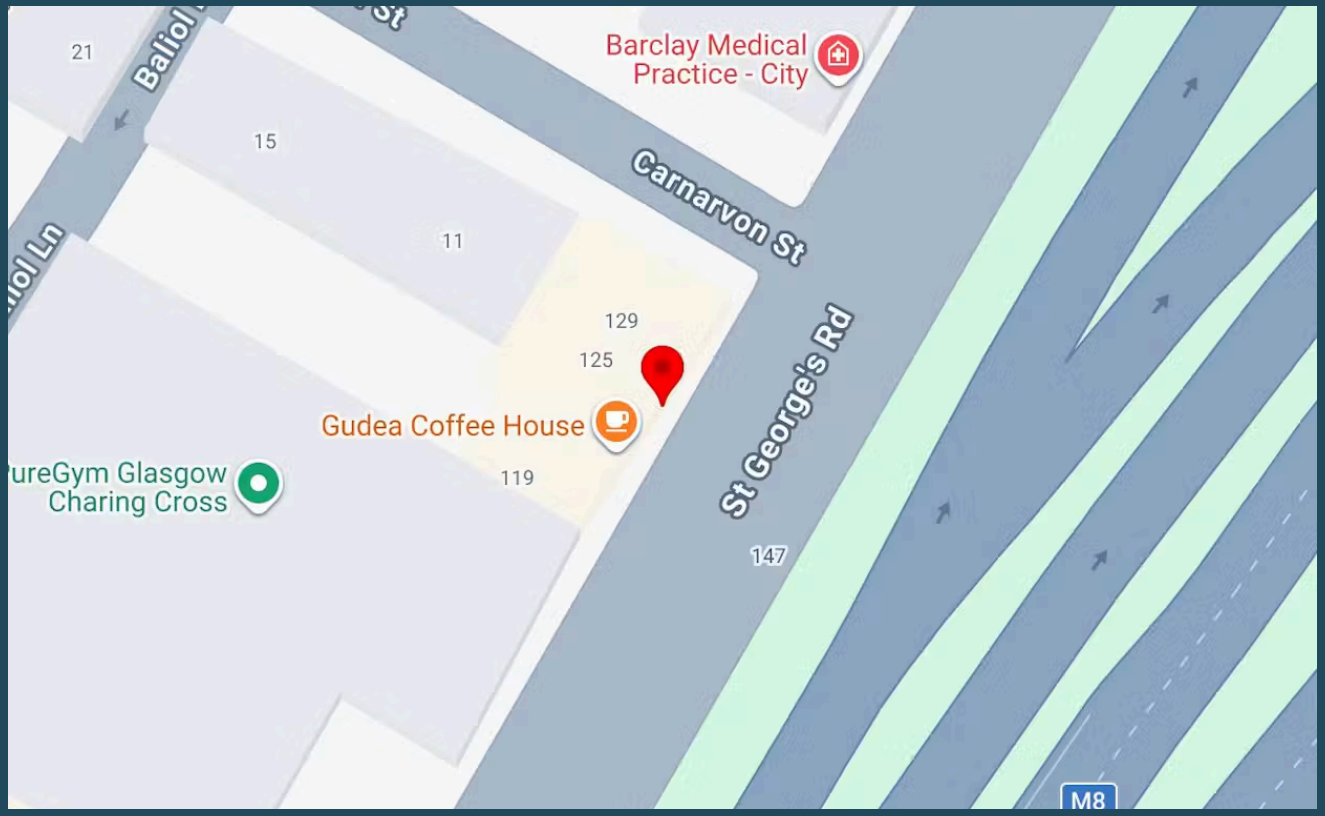
Strictly by contacting the sole agents.

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DM HALL

Regulated by RICS



Make an enquiry

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DATE OF PUBLICATION: NOVEMBER 2026