

TO LET

**CITY CENTRE RETAIL/
RESTAURANT OPPORTUNITY**

GIA:- 334.91 sq m (3,605 sq ft)

**Directly Opposite to the St Enoch
Centre**

Class 3 (Sui Generis) Granted

Prime City Centre Location

Rent: OIEO: £75,000 per annum



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 **Sonder**

Upper floors let to Sonder Inc (25
serviced apartments)

THE TEACHER BUILDING, 14 ST. ENOCH SQUARE, GLASGOW, G1 4DB

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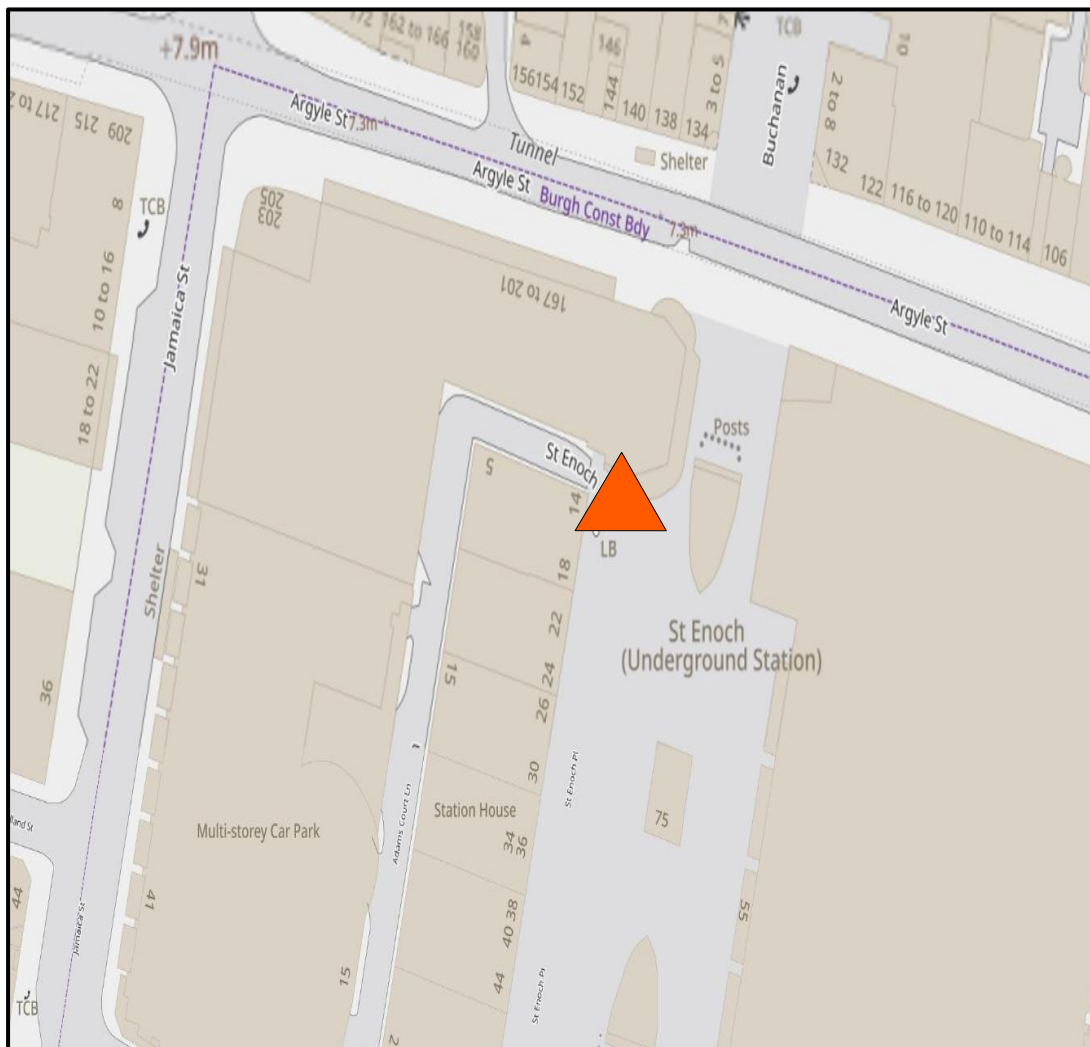
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**SHEPHERD**
COMMERCIAL



Location

THE TEACHERS BUILDING, 14. ST ENOCH SQUARE,
GLASGOW G1 4DB



[CLICK HERE FOR LOCATION](#)

Glasgow is Scotland's largest city and the third largest city in the UK. Glasgow acts as the administrative and economic capital of the west coast of Scotland, located on the shores of River Clyde.

The property is located in the heart of Glasgow city centre, occupying a prominent position on the western side of St. Enoch square. The square is located at the southern end of Buchanan Street, which is widely regarded as the best retailing thoroughfare outside of London. Buchanan street provides access to the City's shopping and leisure amenities with excellent connectivity to public transport links such as Glasgow Queen street and central station which are located a short distance away. St. Enoch square station is positioned immediately adjacent to the property providing access to Glasgow's underground.

St. Enoch Square is undergoing a transformation, positioning itself as a key retail and leisure hub, bolstered by the addition of prominent stores like Uniqlo. These developments are part of a larger revitalisation strategy that reflects changing consumer demands and the push for mixed-use urban spaces. Amidst the redevelopment, fashion brand UNIQLO is set to open a new store in the St Enoch Centre. Scheduled for Autumn 2025 the store will span approximately 1,200 square meters across the floors, marking Uniqlo's second location in Scotland after Edinburgh. The centre includes occupiers such as Nando's, Boots, Costa and Tesco.

Approved plans will transform the existing St Enoch shopping centre into a mixed-use development featuring up to 1,700 homes, a four-star hotel and mixed use commercial units. The project will be executed in phases over the next 15-20 years. It also includes the creation of new streets to reconnect the city's historic grid layout, with phased demolition allowing existing businesses to continue trading.



Description

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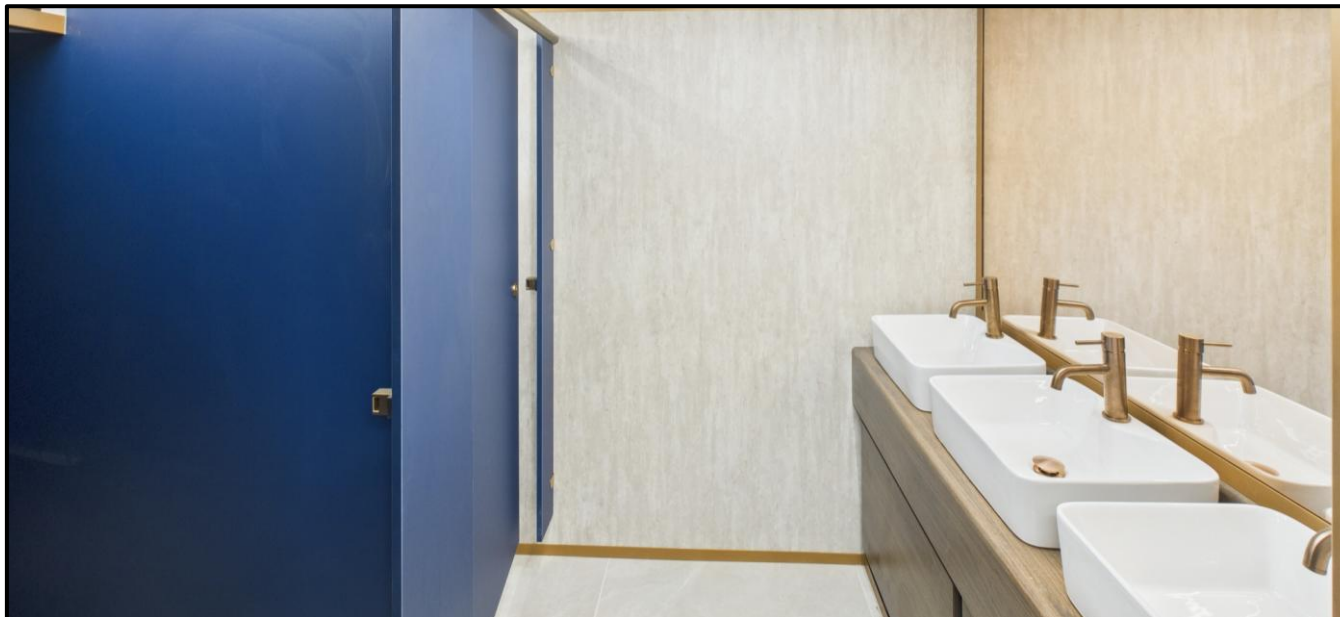
The Teacher Building comprises one of Glasgow's most iconic buildings, originally constructed in 1875. The building is Category B listed and extends over basement, ground and 4 upper floors. The property is of traditional construction benefitting from an ornate feature finish to the front elevation. The upper floors and ground in part, are to be refurbished by the current landlord to provide accommodation for 25 serviced apartments which have been acquired by Sonder Inc on a long term lease.

The ground floor and lower ground floor, are currently being refurbished by the landlord to provide an exciting leisure / retail opportunity which will compliment both the building and the surrounding area. The ground and lower ground floor, will be provided in a shell condition, ready for an incoming tenants specific branding and fit out. The ground floor will provide a bespoke bar area towards the front of the subjects with restaurant seating provided towards the rear.

ACCOMMODATION

ACCOMMODATION	SQM	SQFT
Ground Floor	226	1,173
Basement	109	2,432
TOTAL	334.91	3,605

The above floor areas have been provided on a Gross Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



Internal Images

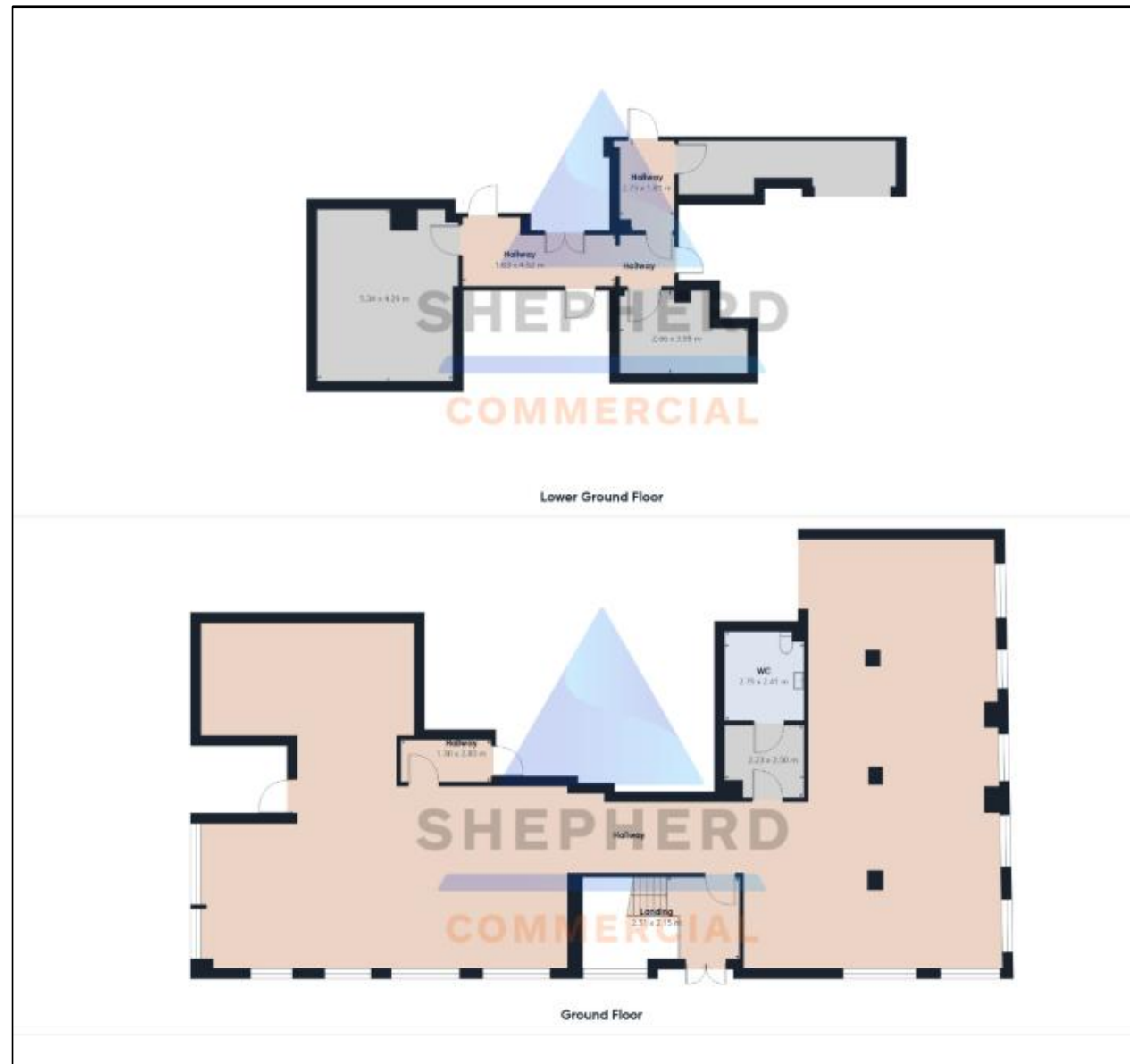
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Floor Plans

THE TEACHERS BUILDING, 14. ST ENOCH SQUARE,
GLASGOW G1 4DB



Floor Plans are for indicative purposes only



RENT

Our client is seeking rental offers in excess of **£75,000 per annum.**

RATING

The subjects are entered into the current valuation roll at **£33,500.**

The rate poundage for 2026/2026 is 49.8p to the pound. Please refer to the Scottish Assessors portal for further information www.saa.gov.uk.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

SERVICE CHARGE

A service charge relating to the common parts of the estate is applicable. Further details can be made available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

VAT

Unless otherwise stated, all prices, premiums and rentals are quotes exclusive of VAT.

ANTI MONEY LAUNDERING REGULATIONS

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupiers(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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