

# TO LET/ FOR SALE

PRIME CITY CENTRE OFFICE  
INVESTMENT

NIA: 2,587.49 SQM (27,852 SQFT)

CLOSE PROXIMITY TO EXCELLENT  
PUBLIC TRANSPORT LINKS

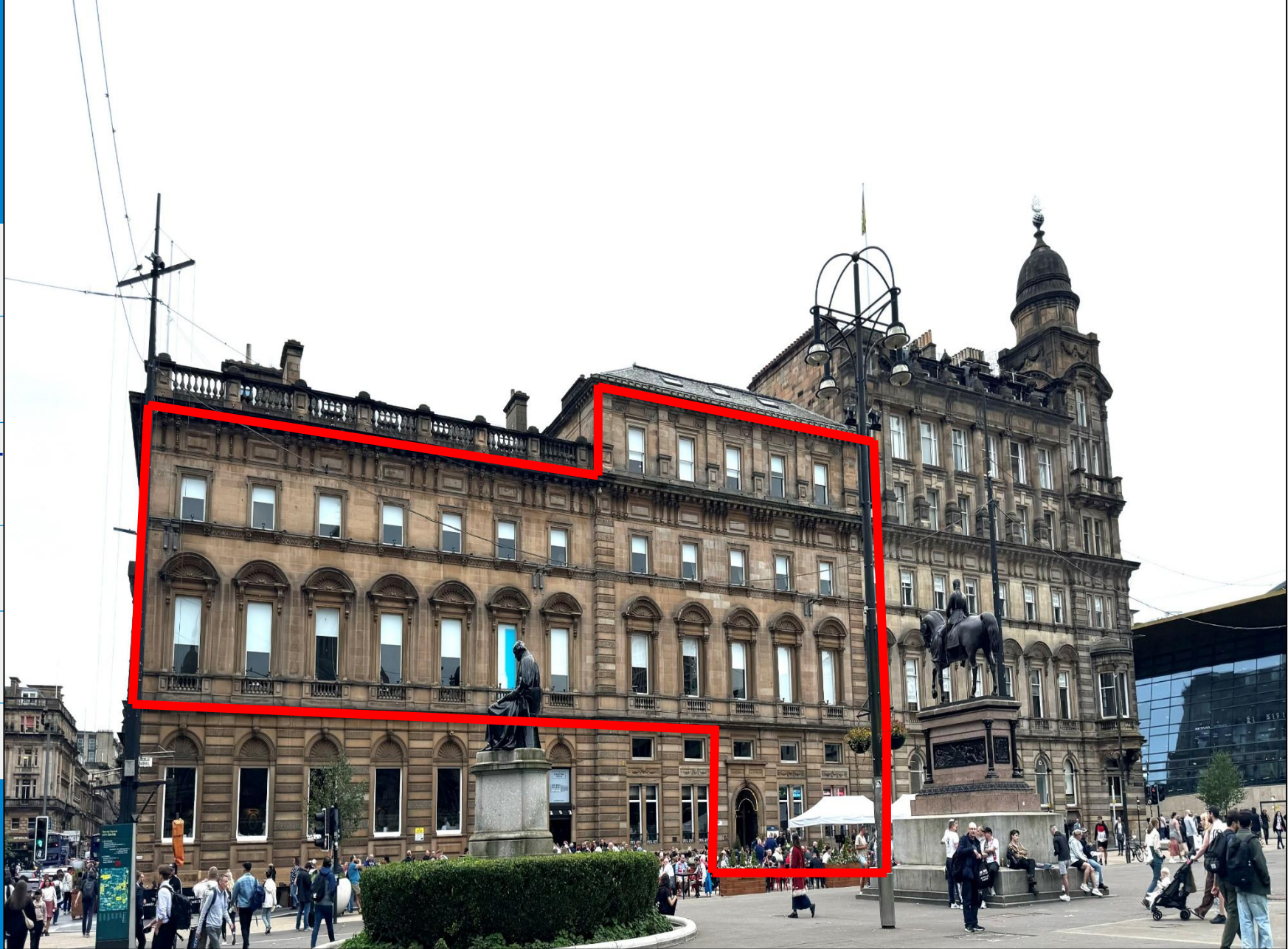
SUITABLE FOR REDEVELOPMENT  
(SUBJECT TO PLANNING)

PART INCOME PRODUCING

RENT/PRICE - UPON APPLICATION



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**THE COUNTING HOUSE, 24 GEORGE SQUARE, GLASGOW, G2 1EG**

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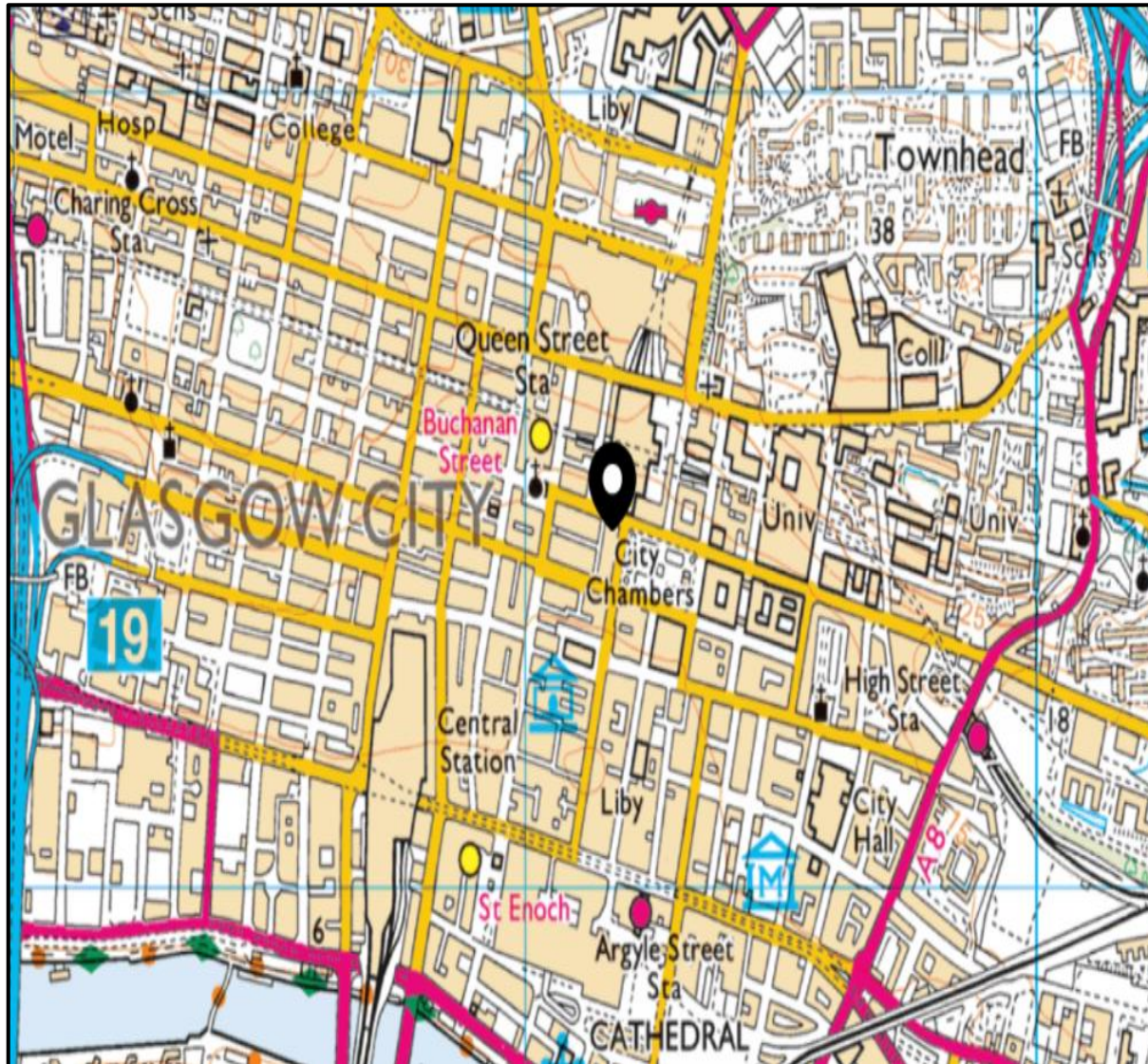
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| 0141 331 2807 - 07920 824 408





## Location

THE COUNTING HOUSE, 24 GEORGE SQUARE,  
GLASGOW, G2 1EG



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

Glasgow is easily accessible by road, rail and air. Glasgow International Airport is within 15 minutes-drive of the City Centre. The City Centre also benefits from two main railway stations (Queen Street Station and Central Station) and Buchanan Bus Station which provides services both locally and national wide. The underground system also connects the city centre to suburban areas north of the River Clyde.

The property is located in the heart of Glasgow City Centre occupying a prominent position on the western side of George Square. George Square is one of Glasgow's busiest areas and is located near Buchanan Street, which is considered UK's best retailing parade outside of London.

The surrounding area has witnessed significant investment and development including the Love Loan development. This £100 million project involves the revitalisation of an historic area just off George Square, turning it into a vibrant, mixed-use neighbourhood. The development includes the AC Hotel by Marriott, new residential apartments, and various food and beverage venues, all designed to create a lively day-to-night destination.



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# Description

THE COUNTING HOUSE, 24 GEORGE SQUARE,  
GLASGOW, G2 1EG



The subjects comprise a mix of licensed restaurant and commercial office premises extending over 24 George Square, 2 St Vincent Place and 2 & 4 Anchor Lane, Glasgow.

Access is gained via the main entrance at 24 George Square, which provides access to the licensed restaurant as well as the upper floor offices.

## ACCOMMODATION

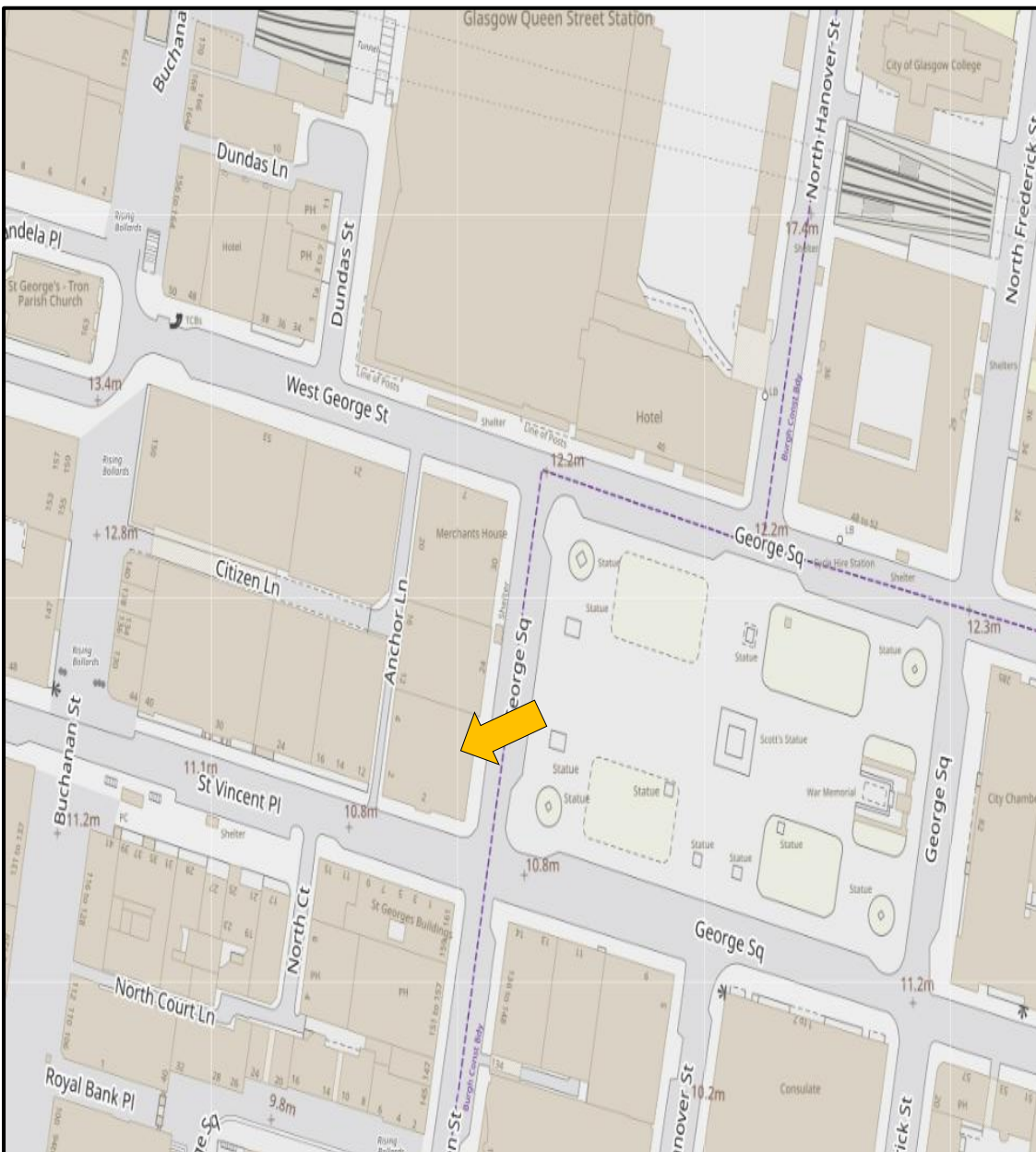
Accommodation	SQM	SQFT
Ground Floor	208.47	2,244
First Floor/Mezzanine	292.08	3,077
Second Floor	606.37	6,527
Third Floor	603.70	6,498
Fourth Floor	533.63	5,744
Fifth Floor	305.74	3,291
TOTAL	2,543.77	27,381

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



# Description

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Internally, the subjects can be described as follows:

## Ground Floor (Licensed Restaurant):

The licensed restaurant premises, trading as 'Elia', features an open-plan layout with a raised seating area at the front, as well as a larger seating area towards the rear, accommodating approximately 121 covers in total. It includes a fully equipped bar, modern kitchen, and customer restrooms and disabled access W/C facilities. Additional amenities include a staff changing area and a rear fire exit leading to Anchor Lane are also included. The passing rent equates to £55,000 per annum, with the lease due to expire in 2034. There are no further breaks.

## Offices (First to Fifth Floors):

The offices span the first floor to the fifth floor of the subject property, featuring a mix of open-plan and cellular offices. The first-floor suite, which can be divided into two separate units, includes a staff kitchen and W/C facilities. The second floor, historically a banking hall, offers office space with some original features, as well as male and female W/C facilities and staff kitchen areas. The third and fourth floors provide additional offices, meeting rooms, comms rooms, and boardrooms with views over George Square. The fifth-floor attic is an open-plan space with modern fittings, including carpeted floors, suspended acoustic tile ceilings, and air conditioning. Access throughout is provided by a communal stairwell and two lifts.



## RENT

Rent Upon Application.

## SALE

Our client is inviting offers for their heritable interest in the subjects.

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value outlined in the table below. The rate poundage for 2025/2026 is 49.8p to the pound.

Address	Rateable Value
Ground Floor	£34,000
First Floor/Mezzanine	£35,250
Second Floor	£83,000
Third Floor	£83,500
Fourth Floor	£77,000
Fifth Floor	£38,500

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## ENERGY PERFORMANCE CERTIFICATE

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

## LEGAL COSTS

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

## PLANNING

We understand that the property has Class 4 (Business) planning consent in line with its previous use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

## Get in Touch

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



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## 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)/occupier(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.

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