

FOR SALE BY ONLINE AUCTION

**Auction Date: Thursday 10th
February 2026 at 2.30pm**

Prime City Centre Location

NIA: 2,070.61 SQM (22,288 SQFT)

Planning Submitted For 48 Student
Suites

Benefits From A Current Passing
Rent Of £273,978 Per Annum

WAULT of 1.92 years to expiry

**Guide Price : £1,750,000
Reflecting a NIY of 14.75%**



[CLICK HERE FOR LOCATION!](#)



FINLAY HOUSE, 10-24 WEST NILE STREET, GLASGOW, G1 2PP

CONTACT:

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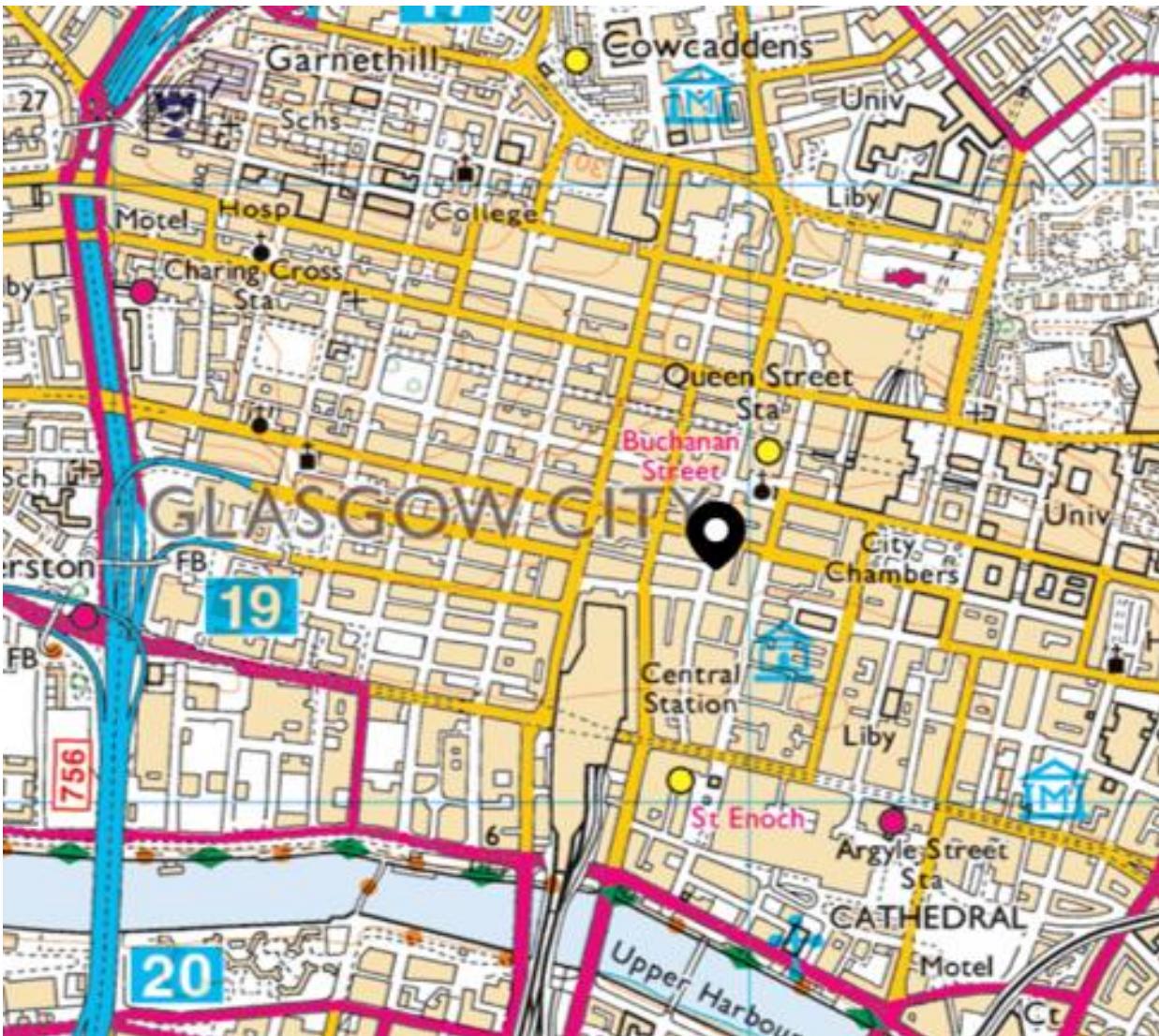
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Location

FINLAY HOUSE, 10-24 WEST NILE STREET, GLASGOW, G1 2PP



Glasgow is the largest city in Scotland, with a population of approximately 635,000. The surrounding region has a catchment of around 2.3 million people within a one-hour drive, representing over 40% of Scotland's total population. The Central Belt, which includes Glasgow, is home to 3.5 million residents, ranking it among the top 20 largest urban regions in Europe and making it the fifth largest urban area in the UK.

The property is prominently positioned on the east side of West Nile Street, at the junction with Drury Lane and St. Vincent Street, in the heart of Glasgow city centre. The property lies within Glasgow's prime leisure district, a vibrant area popular with both residents and visitors. It benefits from close proximity to a strong line-up of national and international food and beverage operators, including All Bar One, TGI Fridays, The Ivy, Gaucho, Sugo Pasta, Franco Manca, Costa, Five Guys, and Miller & Carter, reinforcing its appeal as a key hospitality destination within the city centre.

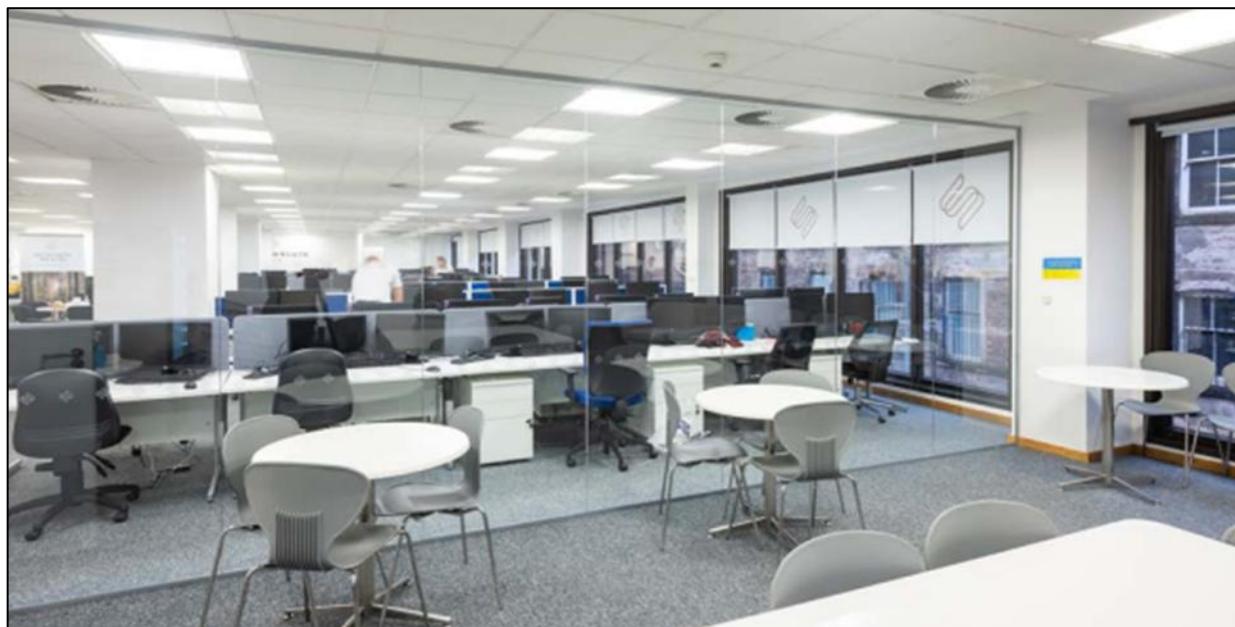


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Description

FINLAY HOUSE, 10-24 WEST NILE STREET, GLASGOW, G1 2PP



Finlay House is a prominent Glasgow office constructed in the early 1980s. It is of brick-built construction and is arranged over basement, ground and 4 upper floors.

The building provides modern open plan office accommodation on the upper floors, and leisure use at ground floor level. The general specification of the building is as follows:

- Combination of raised access floors and under floor trunking
- Suspended ceilings incorporating LED lights
- VRF Air Conditioning
- Full height double glazed windows to the front and rear
- 2 passenger lifts
- Disabled access
- Male, female and accessible WCs on each floor
- Shower facility in the basement

ACCOMMODATION

Accommodation	SQ M	SQ FT
First Floor	825.44	8,885
Second Floor	588.63	6,336
Third Floor	375.88	4,046
Fourth Floor	280.66	3,021
TOTAL	2,070.61	22,288

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).



Tenancy Schedule

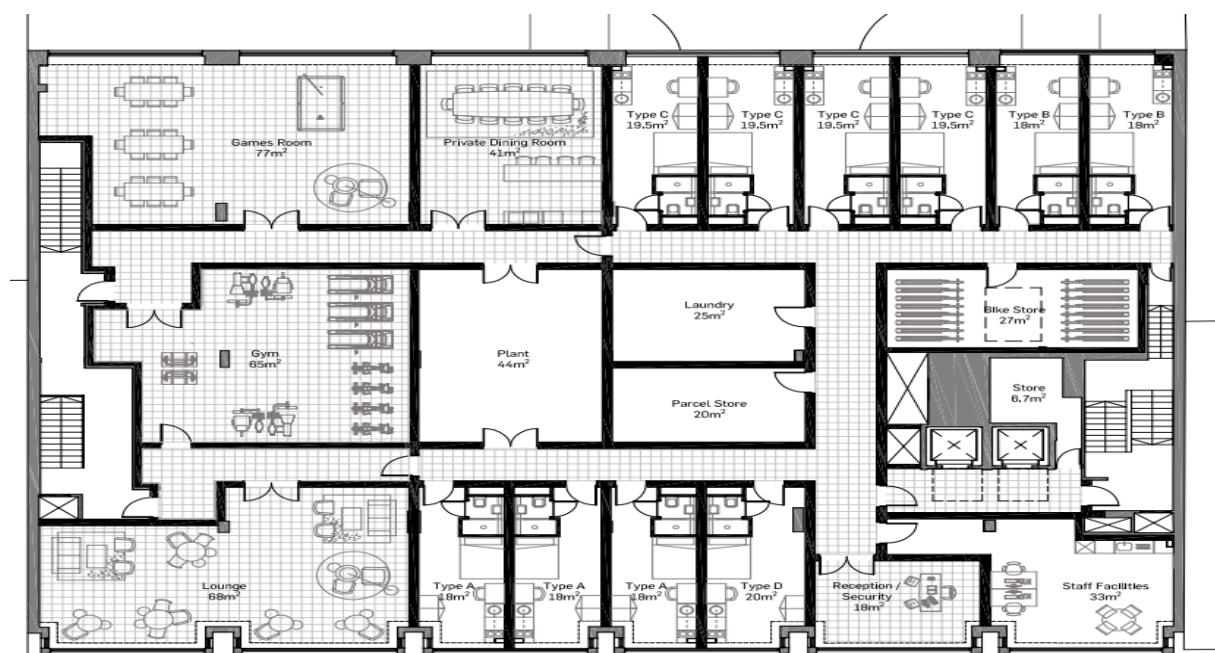
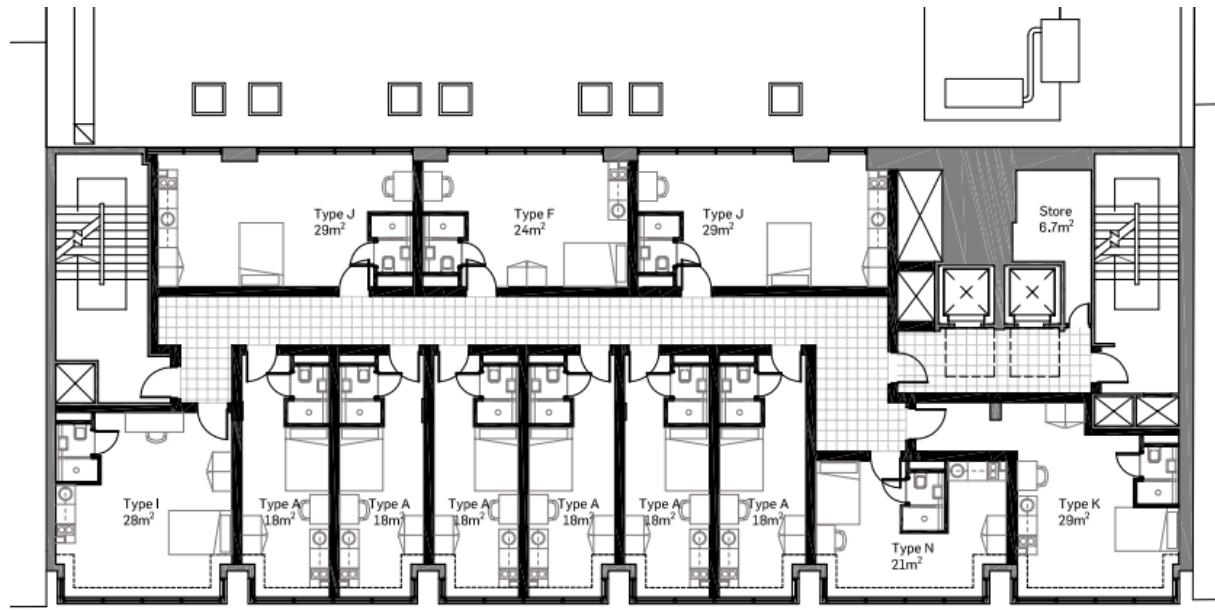
FINLAY HOUSE, 10-24 WEST NILE STREET, GLASGOW, G1 2PP

Address	Tenant	Size (sqft)	Lease Type	Rent (per annum)	Rent (Psf)	Date Of Entry	Lease Expiry
1 st Floor, Finlay House, 10-24 West Nile Street, Glasgow	Succession Wealth Management	8,885	FRI	£159,930	£18.00	1 st February 2018	31 st January 2028
2 nd Floor, Finlay House, 10-24 West Nile Street, Glasgow	Foundation for Credit Counselling	6,336	FRI	£114,048	£18.00	2 nd March 2012	1 st March 2027
3 rd Floor, Finlay House, 10-24 West Nile Street, Glasgow	Vacant	4,046	N/A	N/A	N/A		N/A
4 th Floor, Finlay House, 10-24 West Nile Street, Glasgow	Vacant	3,021	N/A	N/A	N/A		N/A
		22,288		£273,978			



Planning

FINLAY HOUSE, 10-24 WEST NILE STREET, GLASGOW, G1 2PP



A planning application has been submitted to Glasgow City Council with Reference: 23/026767/FUL. The proposal seeks approval for the conversion of the upper floors to form 48 self-contained, single suite student accommodation units. Each suite is designed to include a private modern kitchen, an en-suite shower room, a dedicated study space, and a sleeping area, providing students with modern, independent living facilities. The application is currently listed as pending consideration by the Council's planning departments. Further information, including updates on the application's progress, can be accessed using the link provided below:

[23/02676/FUL | Use of office premises as student accommodation \(Sui generis\). | Finlay House 14 West Nile Street Glasgow](#)



Auction Date

The auction will be held on 10th February 2026 at 2.30pm

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Guide Price

The property has a guide price of £1,750,000. Reflecting a NIY of 14.75%

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 2% plus VAT subject to a minimum of £2,083.33 plus VAT.

Energy Performance Certificate

The property has an energy rating of a copy of the EPC is available upon request.

Rateable Values

Address	Rateable Value
1 st Floor, 10-24 West Nile Street, Glasgow	£107,000
2 nd Floor, 10-24 West Nile Street, Glasgow	£73,000
3 rd Floor, 10-24 West Nile Street, Glasgow	£50,000
4 th Floor, 10-24 West Nile Street	£36,250
Total	£266,250

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLISHED DATE: January 2026

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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PROPERTY AUCTIONS