



278 High Street, Glasgow, G4 0QT

- Ground floor retail premises
- Close proximity to Glasgow city centre
- Unit extends to approximately 48.03 sq. m. (517 sq. ft.)
- New FRI lease available
- Rental offers in excess of £7,000 per annum, exclusive of VAT.



LOCATION

The subjects are located on the west side of High Street, adjacent to its junctions with Duke Street and George Street on the eastern periphery of Glasgow's recognised city centre area. The property is located to the north of Glasgow Cross and a short distance south of Glasgow Cathedral. Public transport links, including High Street and Glasgow Queen Street railway stations, are both within walking distance.

DESCRIPTION

The subjects comprise a ground floor retail unit within a four storey traditional tenement building. The property benefits from open plan retail space with large display windows, window grates and WC facilities. Neighbouring tenants include a mix of independent retailers, and the property would suit a variety of retail uses.

ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net internal area:

Ground Floor: 48.03 sq. m. (517 sq. ft.)

LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

RENT

We are instructed to seek offers in excess of £7,000 per annum, exclusive of VAT. Please contact us for an Offer to Let form.

As part of any letting, it is likely that our client will require an advance rental payment. Full details are available from the letting agents.

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £4,800

The poundage rates for 2025/2026 is £0.498 in the pound.

The property will qualify for 100% rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.

VIEWING & FURTHER INFORMATION

Strictly by appointment through

Messrs Graham + Sibbald:

233 St. Vincent Street

Glasgow

G2 5QY

Tel: 0141 332 1194



To arrange a viewing please contact:



Louise Gartland
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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: May 2025