

# 249 WEST GEORGE ST.

GLASGOW . G2 4QE

## FOR SALE DEVELOPMENT OPPORTUNITY

- Potential redevelopment for student accommodation / co-living / hotel / office
- Approx Net Internal Floor Area 3,114 sq m (33,521 sq ft)
- Site area approx. 0.164 ha (0.4 acres)





# THE OPPORTUNITY



Prominent corner city centre location



Planning consent for 147 bed new build student accommodation development



Consented scheme is 100% studio over basement, ground & 6 upper floors



Location accessible for all further education institutions in Glasgow



Historic planning consent for conversion of building to 113 apart hotel bedrooms

# GLASGOW

Located on the River Clyde, 42 miles west of Edinburgh, Glasgow is Scotland's largest city.

It is renowned for its industrial heritage and vibrant cultural scene and is also Scotland's most populous city with a population of 635,640 (National Records Scotland), while it also has a catchment population of over 2.8 million people within a 40 minute drive, making Glasgow the third largest urban centre in the UK. Glasgow is Scotland's centre of employment and an economic powerhouse, generating £23.5 billion in gross value each year. There are 1.2 million working age people within a 45 minute commute of the city and 2 million within an hour.

The city is home to an impressive list of blue chip companies and major global organisations across numerous sectors including Santander, Morgan Stanley, The Student Loans Company, Ministry of Defence, BT, Aggreko, Scottish Power, Scottish & Southern Energy, Barclays and JPMorgan.

With five major Higher Education Institutions in the city, the student population also contributes significantly towards the local economy. In total there are 87,215 full time students in the city (HESA 23/24). 34% of students attending institutions in the city are non-UK based, meaning they are coming from outwith the UK to live and study in Glasgow. In 2021, 42.3% of the population in the Glasgow City Region were found to be educated to degree level which ranked second highest amongst the UK's core city regions.

The City Centre of Glasgow has two main railway stations – Glasgow Central and Queen Street. The rail network provides regular access to all principle cities and towns in Scotland, with a regular service to Edinburgh every 15 minutes, as well as regular services to Aberdeen, Dundee and Inverness. London is also accessible via the West Coast Main Line. Glasgow City Centre further benefits from an underground and low-level rail system, which links the City Centre to outlying residential areas. Glasgow is a vibrant and dynamic commercial hub, where history, culture, and modernity intertwine to create an enticing atmosphere for its residents, businesses and investors alike.

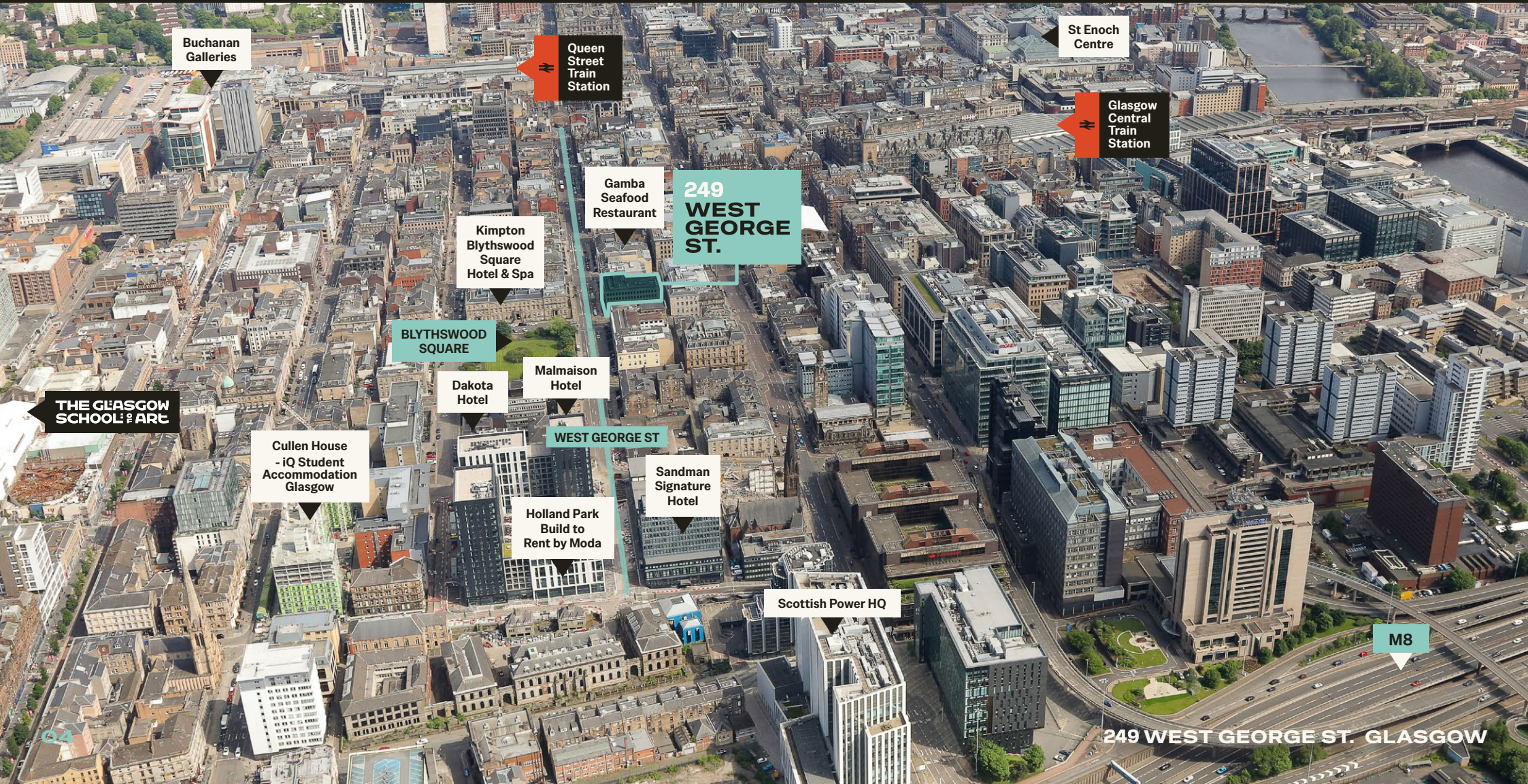


249 WEST GEORGE ST. GLASGOW

# LOCATION

The building occupies a prominent position on the corner of West George Street and Blythswood Street, overlooking Blythswood Square. Glasgow's two main railway stations, Queen St and Central Station are both within a ten-minute walk (0.4 miles).

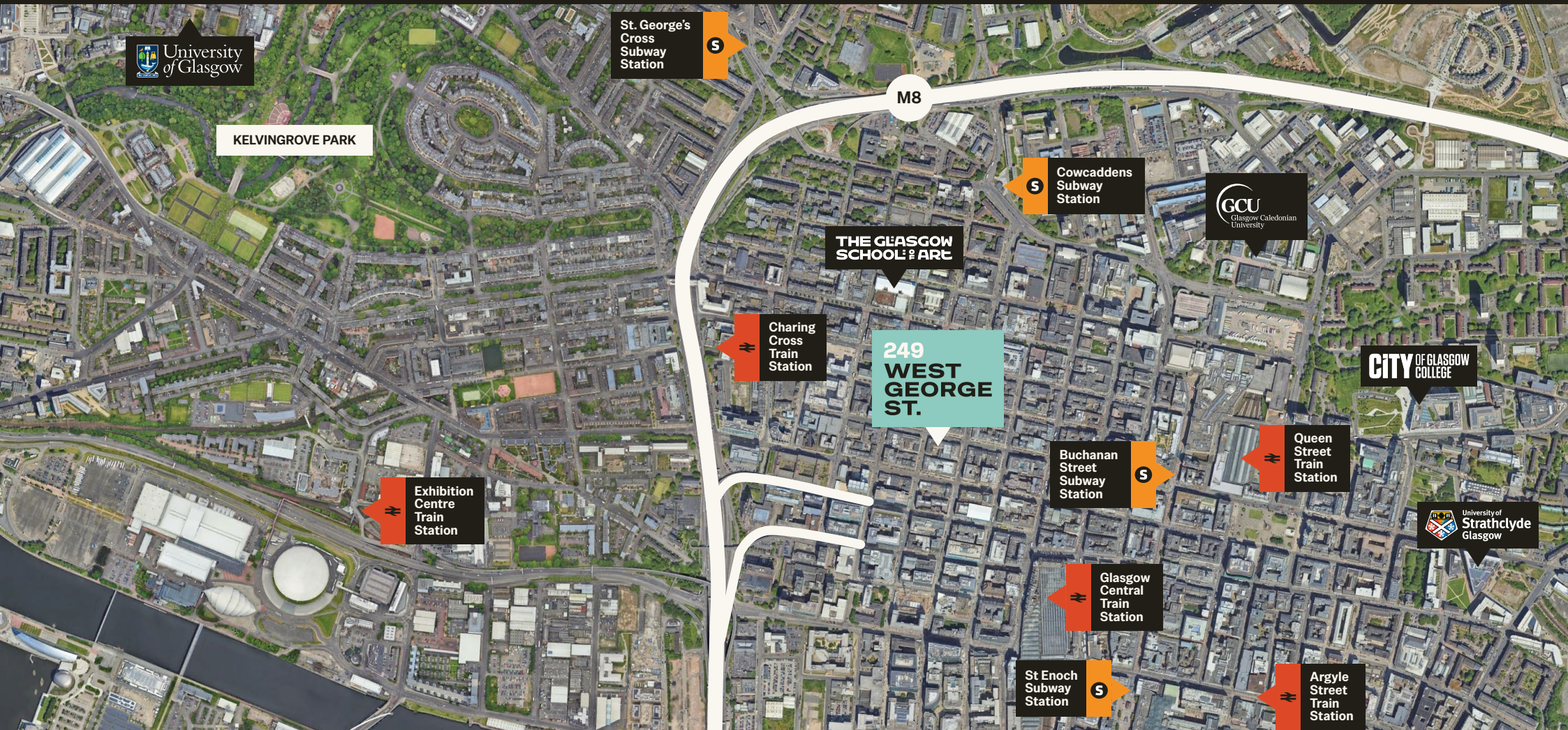
The surrounding area is of mixed use in nature, including office, hotel, residential (build to rent) and leisure occupiers. Notable occupiers/buildings in the direct vicinity are shown on the aerial below



# GLASGOW'S UNIVERSITIES

## TRAVEL TIMES

INSTITUTIONS	WALKING TIMES	CYCLING TIMES
THE GLASGOW SCHOOL OF ART	7 Minutes	4 Minutes
GCU Glasgow Caledonian University	16 Minutes	5 Minutes
University of Strathclyde Glasgow	14 Minutes	5 Minutes
CITY OF GLASGOW COLLEGE	17 Minutes	5 Minutes
University of Glasgow	31 Minutes	10 Minutes



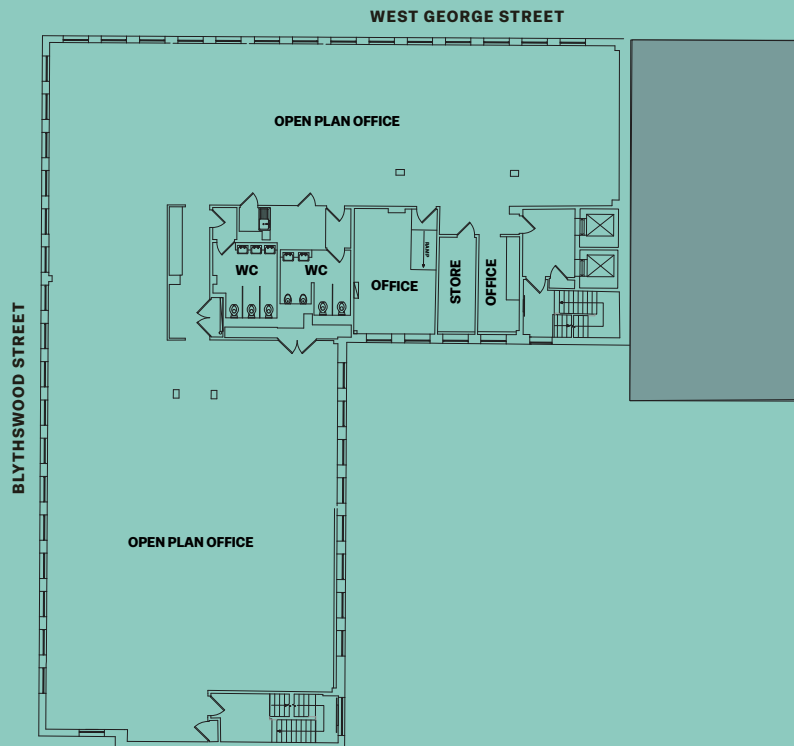
# DESCRIPTION

The site is currently occupied by a vacant office building arranged over lower ground, ground and 6 upper storeys. The building provides typical L-shaped floor plates with a central core and two separate stair cores. The upper floors are serviced by two passenger lifts. There is parking for 20 cars in a combination of garaged (lower ground floor) and surface spaces.

The approximate net internal floor areas are as follows:

FLOOR	SQ FT	SQ M
Sixth	1,025	93.6
Fifth	6,056	562.3
Fourth	6,056	562.3
Third	6,056	562.3
Second	6,056	562.3
First	5,787	537.6
Ground	2,485	230.6
<b>TOTAL</b>	<b>33,521</b>	<b>3,114</b>

## EXISTING FLOOR PLAN TYPICAL LAYOUT



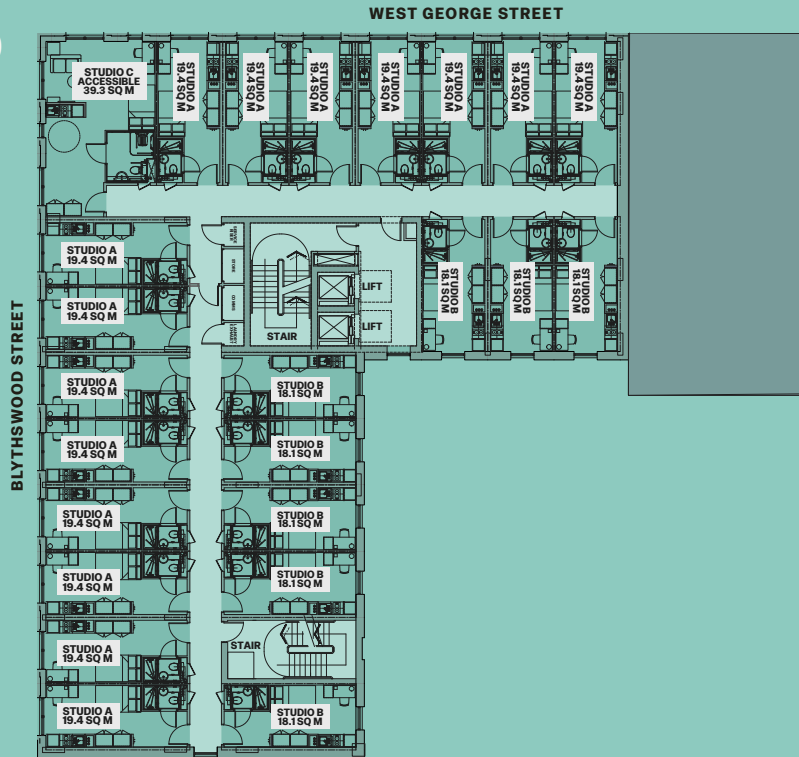
# PLANNING - PBSA CONSENT

The building/site has the benefit on of an existing planning consent for a new build redevelopment for purpose built student accommodation (PBSA) use. Consent to demolish the building within the conservation area has been secured (ref 23/O2684/CON) and tender process with demolition contractors was undertaken in early 2025. Further information available in the dataroom. This consent was secured in June 2024 (ref 23/O2607/FUL) and is for a total of 147 studio bedrooms over ground and six upper floors. Below is a CGI image of the consented scheme and a typical floor layout.

LEVEL	TYPE A STUDIO		TYPE B STUDIO		TYPE C ACC		TYPE D STUDIO		APARTMENT		TOTAL NO
	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	
	19.4	209	18.1	195	34.8	375	24.4	263	42.3	455	
6			15				2		1		18
5	5		14		1		2				22
4	15		8		1						24
3	15		8		1						24
2	15		8		1						24
1	15		8		1						24
0	6		5								11
-1											0
<b>TOTAL</b>	<b>71</b>		<b>66</b>		<b>5</b>		<b>4</b>		<b>1</b>		<b>147</b>

The consented scheme provides the required internal & external amenity space of 5 sq m per bedroom. A full schedule of NIA/GIA areas can be provided on request.

## CONSENTED FLOOR PLAN - TYPICAL LAYOUT

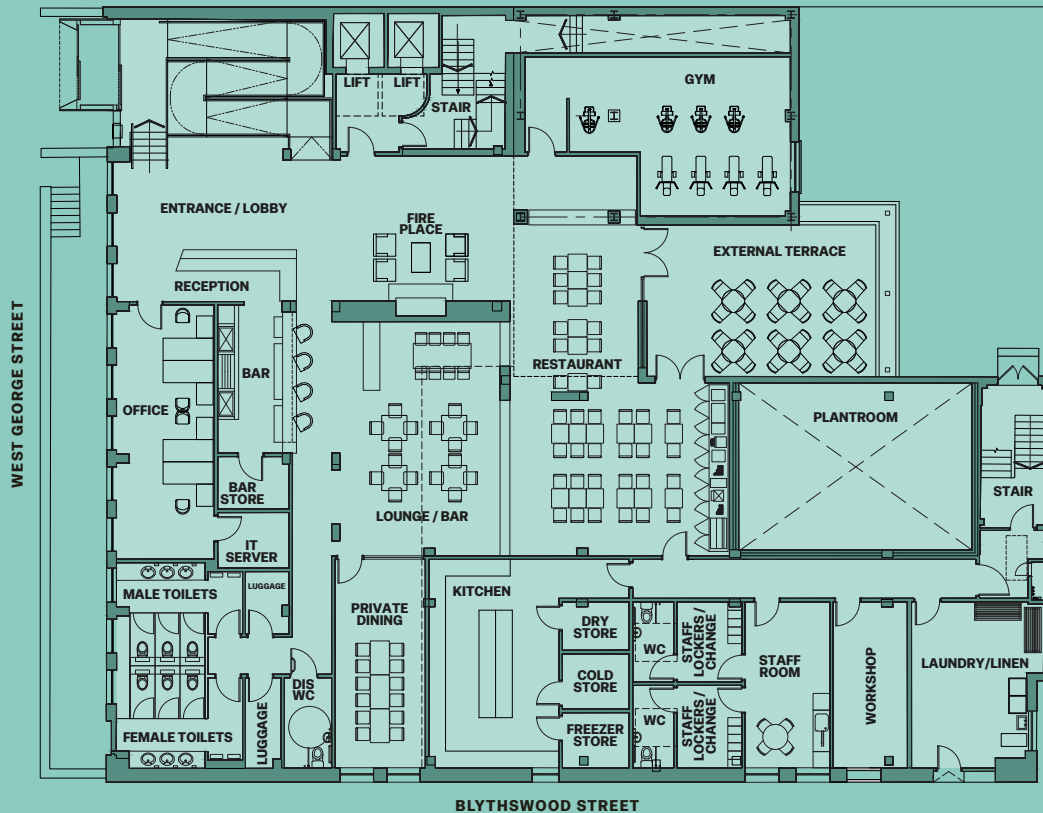


249 WEST GEORGE ST. GLASGOW

# PLANNING - APART-HOTEL CONSENT

The building/site also has a historic consent for change of use and conversion to a hotel and bar/restaurant. This consent was granted in December 2017 (ref 17/O2885/DC) and was for a total of 113 apart hotel bedrooms. Whilst this consent has expired, a section 42 application (23/O0750/FUL) to amend and extend the original consent remains 'pending consideration'.

## GROUND FLOOR



## TYPICAL UPPER FLOOR



# OFFERS AND FURTHER INFORMATION

## BUSINESS RATES

The property is currently split into a number of separate entries on the valuation roll totalling £416,950 (offices & car parking). Further information available at [saa.gov.uk](http://saa.gov.uk). The anticipated rates payable is in the region of £236,827 per annum based on a rate poundage of 56.8 pence.

## VAT

All figures quoted are exclusive of VAT. There is an Option to Tax on the building/site.

## FURTHER INFORMATION

Access to a data room of available technical and planning information is available by contacting the sole selling agents.

## VIEWING

Strictly by appointment with the sole selling agents.

## PRICE

Offers are invited for the heritable interest in the property. A closing date for offers may be set and interested parties should note their interest with the sole selling agents.

## LEGAL COSTS

Each party will bear their own legal costs incurred in any transaction with the purchaser being responsible for Land & Building Property Tax & registration dues.

# 249 WEST GEORGE ST. GLASGOW . G2 4QE

## ANTI-MONEY LAUNDERING REGULATIONS

To comply with the current anti-money laundering regulations the agents acting on both sides of any qualifying transaction are required to undertake appropriate due diligence in advance of the transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will be required to disclose all relevant information prior to conclusion of missives required to enable the agents to meet their respective obligations under the Regulations.

## CONTACT

For further information please contact:

# Ryden

David Fraser  
[david.fraser@ryden.co.uk](mailto:david.fraser@ryden.co.uk)  
07827 331 387

Preston Mommsen  
[preston.mommsen@ryden.co.uk](mailto:preston.mommsen@ryden.co.uk)  
07791 518 811

Tim Jacobsen  
[tim.jacobsen@ryden.co.uk](mailto:tim.jacobsen@ryden.co.uk)  
07787 183 341

Stuart Low  
[stuart.low@ryden.co.uk](mailto:stuart.low@ryden.co.uk)  
07793 808 337

Ryden for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, in whole or in part, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Ryden has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. February 2026.