

TO LET
51 COCHRANE STREET
GLASGOW
G1 1HL
(Benefit of Class 3 Consent)

Location

Glasgow is Scotland's largest city with a population in the region of 600,000 persons and a catchment in excess of 2 million persons.

The property is situated on the south side of Cochrane Street directly opposite the Glasgow City Chambers and adjacent to the Italian Centre with its eclectic mix of retailers. Other adjacent occupiers are a good mix of multiple and local operators to include Singel-End, Piper Bar, Sticks 'n' Sushi, Corinthian Club, Armani and END.

Description

The property is arranged over ground and basement floors with seating and servery etc. at ground floor and kitchen, storage and toilet facilities within the basement.

Accommodation

From our measured inspection we would confirm that the property extends to the following Net Internal Area;

Gross Frontage:	40' 0"	(12.19 m)
Net Frontage:	33' 10"	(10.31 m)
Ground Floor:	939 ft ²	(87.23 m ²)
Basement:	742 ft ²	(68.90 m ²)

Lease Terms

The property is available on a new lease for a period to be agreed on full repairing and insuring terms with provision for regular rent reviews. Our clients are seeking an initial rent in excess of £26,250 per annum exc.

Entry

Subject to vacant possession and completion of legal formalities.



Planning

The property has the benefit of Class 3 consent.

The Landlord has historically secured consent to erect a full height flue.

Rates

The property is entered in the Valuation Roll as follows:-

Rateable Value ('26/'27): £20,000

Energy Performance Certificate (EPC)

The property has an EPC rating of 'G'. A copy of the Certificate is available on request.

Legal Costs

Each party to be responsible for their own legal costs with the ingoing tenant being responsible for LBTT.

Money Laundering Regulations

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

Viewing

All appointments to view should be arranged through the sole agent;

Whitelaw Baikie Figes
Tel: 0141 221 6161

Contact: Gavin Anderson (07801 852600)
Email: gavin@wbf.co.uk

LOCATION PLAN

**Details dated 8th April 2026**

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