

TO LET

PROMINENT RETAIL PREMISES

**342/344 SAUCHIEHALL STREET
GLASGOW G2 3JD**

Location

Glasgow is Scotland's largest city with a resident population exceeding 600,000 and significantly broader catchment.

The subjects form part of a substantial sandstone building and this part of Sauchiehall Street provides an eclectic mix of bars, restaurants and more traditional retail uses.

The Glasgow School of Art is also situated within the immediate vicinity as is the Glasgow Dental Hospital and School. Of particular note planning permission has been granted to Urban Pulse for a re-development of the adjoining block. This will comprise a 9 storey 356 bed student block together with Public Food Hall, Events Space and feature courtyard.

Accommodation

The subjects comprise a double fronted retail unit on ground floor with a small rear mezzanine area extending to the following areas and dimensions:

Gross Frontage:	25' 7"	(7.8m)
Net Frontage:	24' 5"	(7.4m)
Internal Width:	25' 0"	(7.6m)
Built Depth:	41' 5"	(12.62m)
Ground Floor:	923 ft ²	(85.75 m ²)
Mezz Floor:	304 ft ²	(28.24 m ²)
Total:	1,227 ft ²	(113.99m ²)



Terms

The subjects will be available on a new FRI lease for a term of 10 or more years with provision for a 5 yearly rent review at a rent of £32,500 per annum exclusive.

Entry

Entry is available upon satisfactory conclusion of all legal formalities and vacant possession.

Rates

We understand that the subjects have been assessed for rating purposes as follows:

Rateable Value	(26/27):	£24,000
Rates Payable	(26/27):	£11,544

VAT

All terms are quoted net of VAT where applicable.

EPC

EPC Band – G. A copy of the Certificate can be provided on request.

Legal Costs

Each party is required to bear their own legal costs.

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

For appointments to view and further information please contact the sole letting agents;

Whitelaw Baikie Figes
Tel: 0141 221 6161

Contact:
Email:

Graham Figes / Colette Brough
graham@wbf.co.uk / colette@wbf.co.uk

LOCATION PLAN



Publication updated: 3rd August 2026
(Archive Photographs)

Copyright and Confidentiality, 2026 ©Crown Copyright and database rights 2026. OS 100019855. Licence No. PU100017316. For more information on our products and services visit www.experian.co.uk/goad.

The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
- all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees 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 and are advised to do so.
- no person in the employment of Whitelaw Baikie Figes has any authority to give any representation or warranty whatsoever in relation to this property.
- all prices, rents and premiums quoted are exclusive of VAT at the current rate.
- any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.