



177 Ingram Street · Glasgow · G11DA

FOR SALE / TO LET

Flagship Leisure // Retail Opportunity

GLASGOW

Greater Glasgow includes the surrounding local authority areas and has a population of 2.8 million, approximately 34% of Scotland's population.

Glasgow's city centre is the principal business and commercial hub in Scotland with a diverse economic base having repositioned itself as a national and international provider of business and financial services, a major tourist destination and a national centre for retail, entertainment, and leisure activities.

Glasgow also has a significant student population of over 160,000. This comprises a total of 67,000 students who attend the five Higher Education Universities in the City plus a further 97,000 who attend colleges providing further education.

Major employers in Glasgow include Tesco Bank, Barclays, Dell, E-sure, JP Morgan, Morgan Stanley, KPMG, Royal Bank of Scotland, Shell, Scottish and Southern Electricity, Scottish Power and Santander Bank. The public sector is also a key employer including Glasgow City Council, The Ministry of Defence and the Scottish Executive.

Ingram Street is the principal luxury shopping and leisure destination between Buchanan Street and the cosmopolitan Merchant City Area. There are several local landmarks on Ingram Street including the Gallery of Modern Art in Royal Exchange Square and The Corinthian with George Square and Queen Street station less than a minute walk from the subjects.



Glasgow is Scotland's largest city with a population of more than 635,000, sitting at the centre of a metropolitan region of 1.85 million.



Highly skilled and flexible workforce, with 66% of working age and over 42% educated to degree level.



Extended catchment of 2.3 million people.



Internationally renowned Events Destination, having hosted COP 26, The Commonwealth Games, The Ryder Cup, UCI Cycling World Championships and the MTV European Music Awards.



The city has the largest economy in Scotland and contributes substantially to the UK economy with a GVA of £48 billion in 2021.



The state-of-the-art OVO Hydro Arena ranked top 10 globally, selling over 1 million tickets per year.



Glasgow has been named as Europe's number one large city for attracting overseas investment.



UNESCO City of Music.



Scotland's first city to secure the UK Government's City Deal worth £1.3 billion.



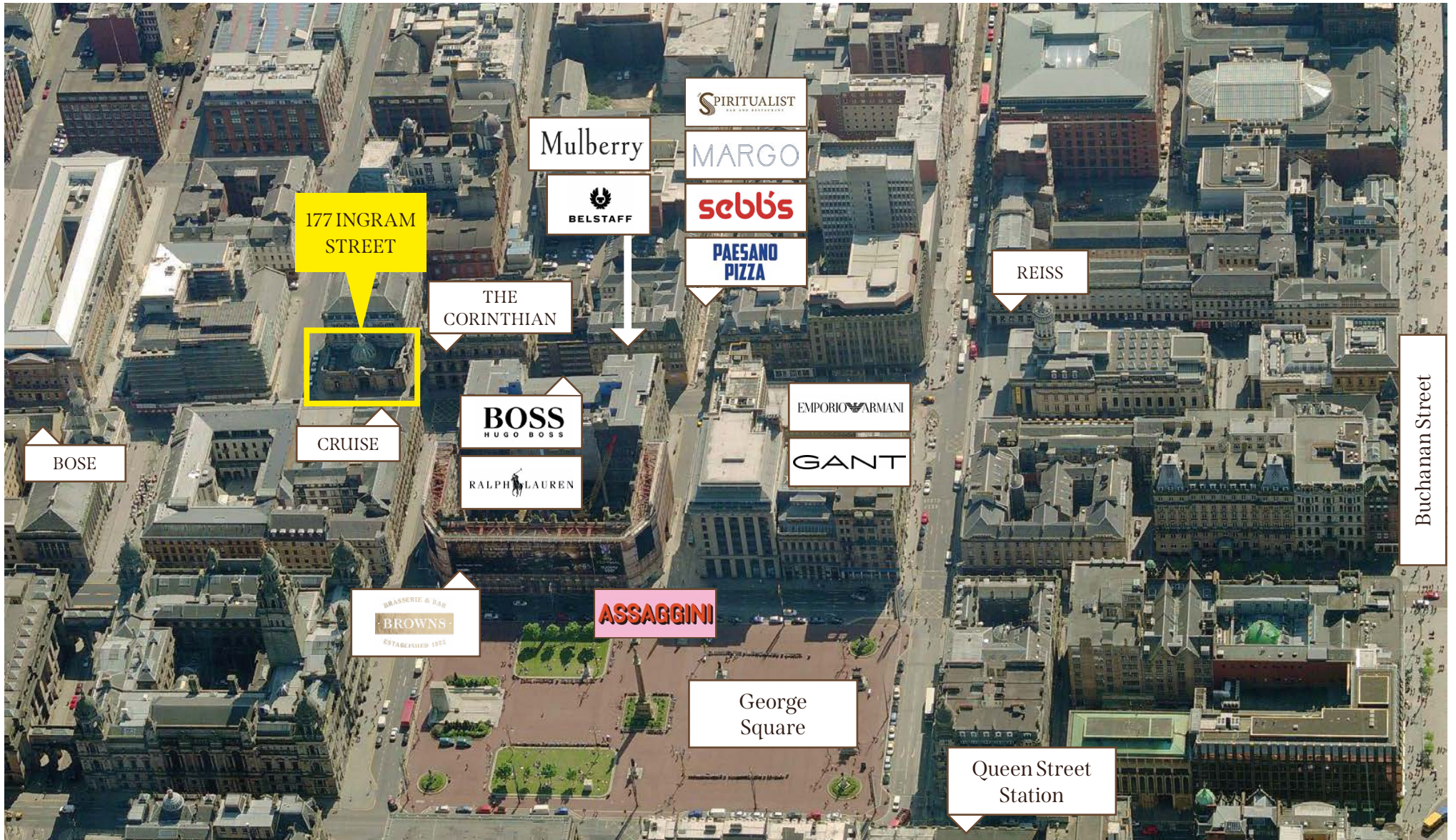
World renowned cultural attractions including the Kelvingrove Museum & Art Gallery and The Burrell Collection, which house internationally renowned works of art and historical artefacts.



Home to five universities and five colleges, with a student population of 185,000.



Largest suburban rail network in the UK outside of London, which combined with its extensive motorway links, makes the city dominant on its extensive catchment area.







GLASGOW RETAIL

Glasgow city centre has an established reputation as a leading fashion centre with a broad range of fashion multiples from mass market to upmarket, specialist retailers. The city centre has 2.9 million sq ft of retail floor space with the prime retailing locations being Buchanan Street, Argyle Street and Ingram Street. This is supplemented by the 660,000 sq ft Buchanan Galleries, the 540,000 sq ft St Enoch Centre and aspirational shopping centre, Princes Square.

Ingram Street has developed a reputation for attracting high-end retailers including Gant, Emporio Armani, Ralph Lauren, Mulberry, Cruise and many other premium brands

Demand for the prime retail pitch continues to grow and Glasgow recently welcomed global brands Uniqlo, Omega, Charles Tyrwhitt, Hugo Boss, Breitling, Ray-Ban, Tag Heuer and New Balance.

GLASGOW LEISURE

Glasgow city centre has seen a remarkable rise in food and beverage (F&B) activity in 2024, with 34 new openings – the highest number in over six years. (Source: Savills). This represents a 25% increase compared to 2023 with nearly 90% of these new venues run by local independent operators.

Glasgow remains a top destination for operators, thanks to its large catchment population – the fourth largest in the UK outside London and the biggest in Scotland. (Source: Geolytix). The city also retains its status as the UK's top shopping destination outside London, with Buchanan Street attracting 16 million visitors annually.

This footfall, combined with Glasgow's significant student population, makes it a prime location for operators targeting diverse customer groups.

Within the immediate vicinity the award winning Scoop Restaurants has opened two new outlets Margo and Sebbs with Paesano pizza also nearby, making the location one of the city's most improved F&B locations.

DESCRIPTION

The subjects comprise a Grade A listed former bank building with accommodation over ground and basement floors. Most recently the property was occupied by ladies fashion retailer Jigsaw. The building has numerous architectural features including attractive entrance leading to the ground floor banking hall which has extensive ornate timber features and ornate ceiling with superb dome feature. The ground floor is almost entirely open plan with windows to 3 elevations and additional large room to the rear.

The basement areas provides extensive ancillary accommodation.

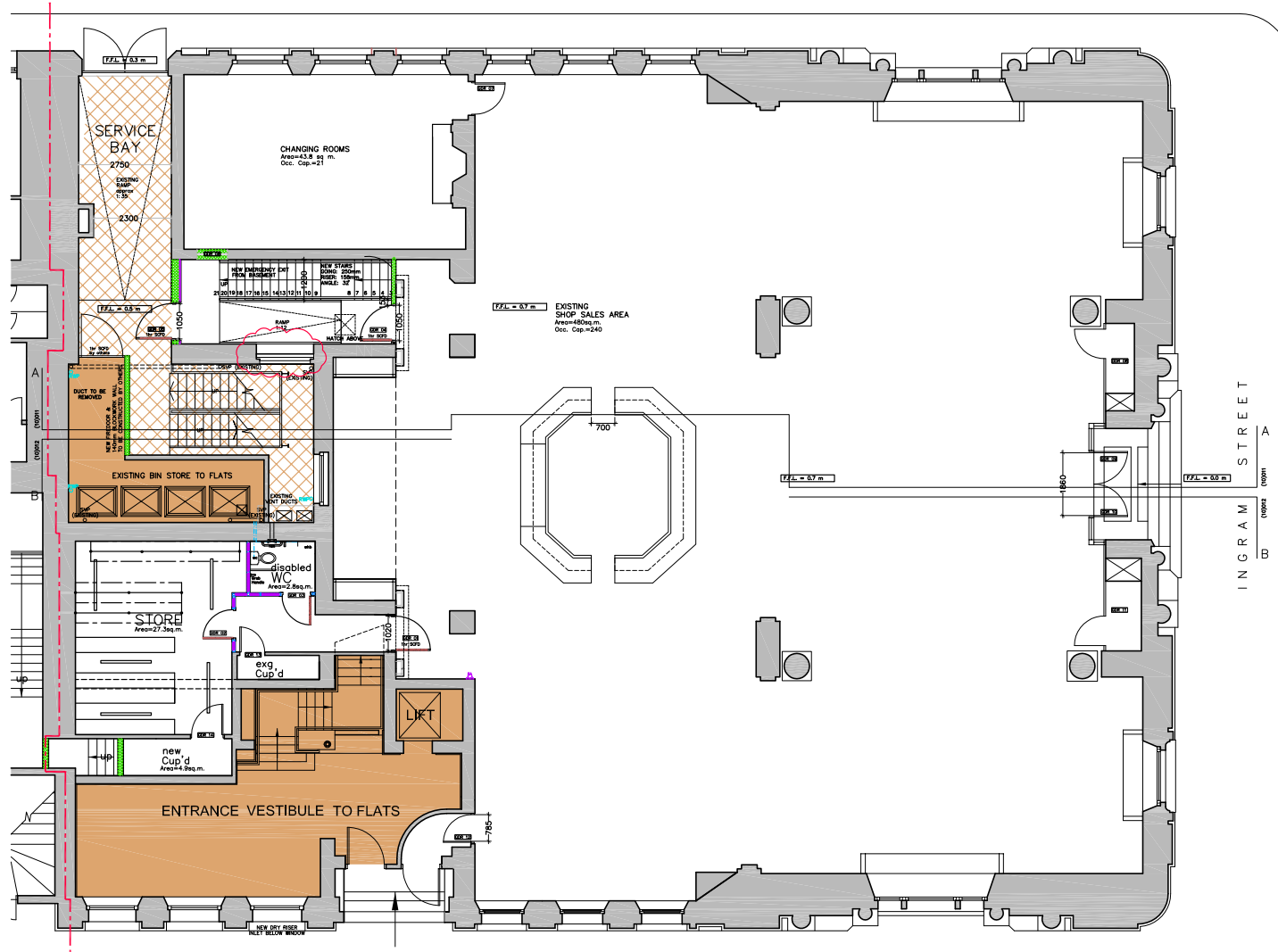
ACCOMMODATION

We are advised the property has the following net internal floor areas

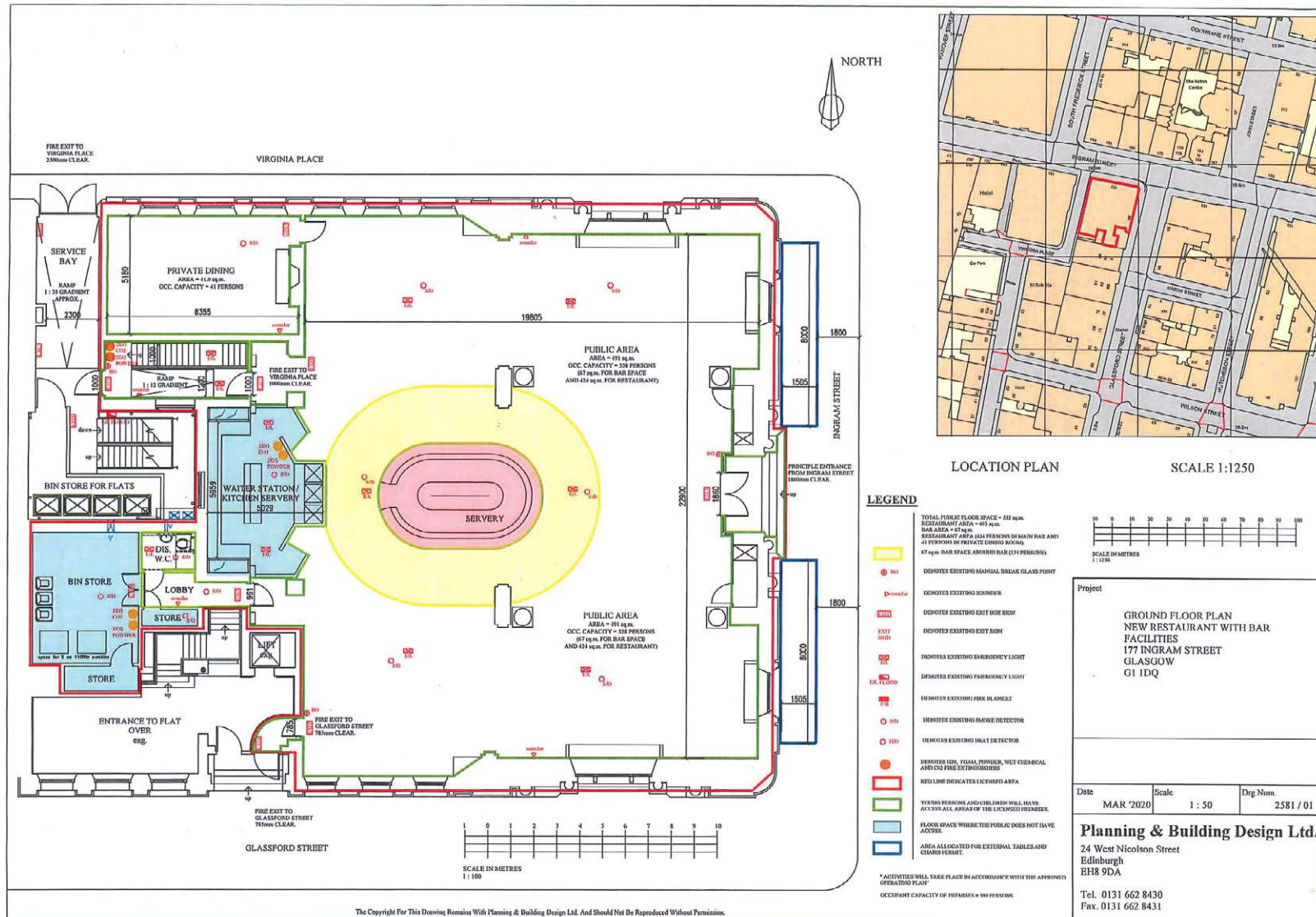
Ground Floor	559.35 sq m	(6,021 sq ft)
Basement	401.97 sq m	(4,327 sq ft)

TENURE

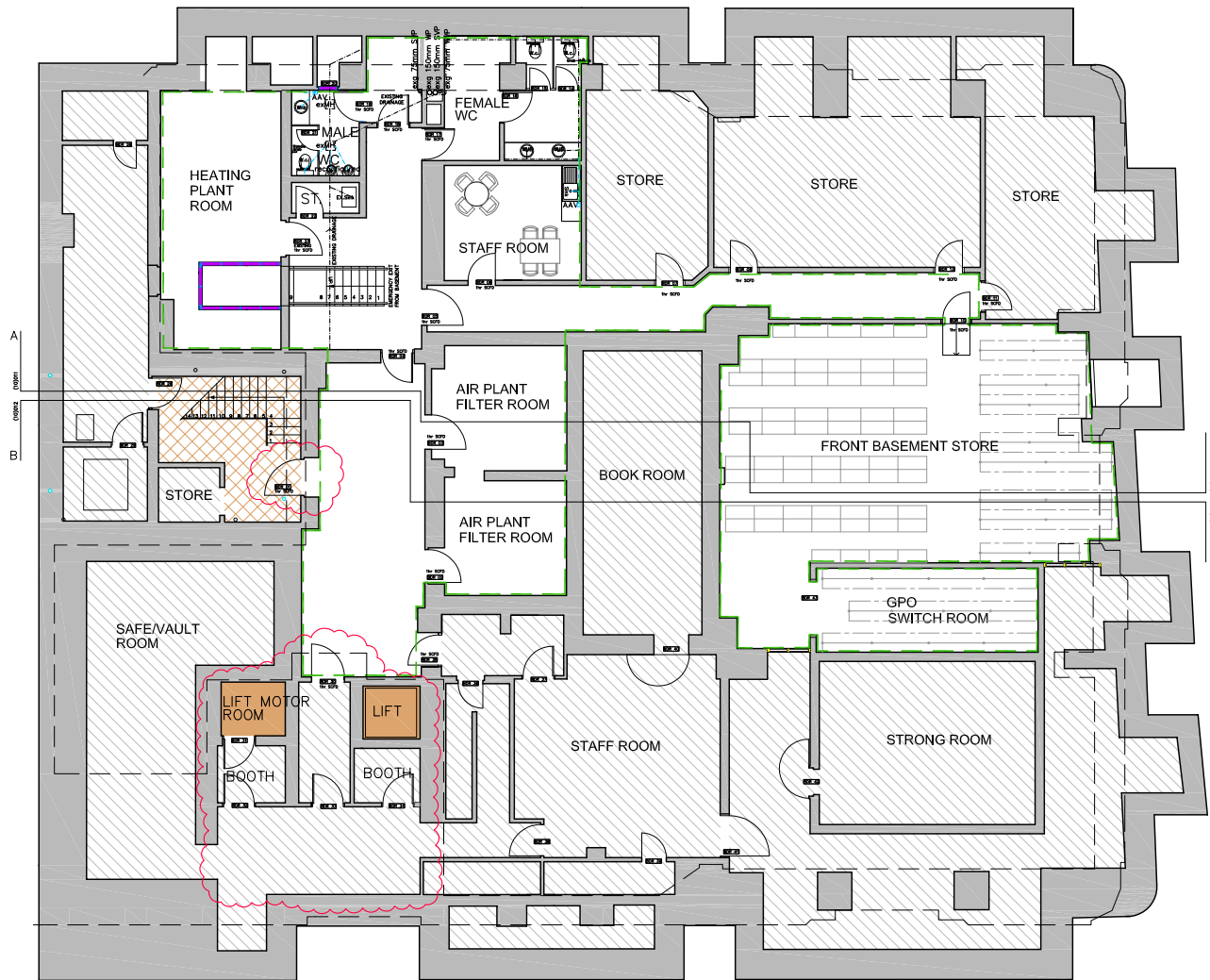
Heritable (Scottish equivalent of English freehold).



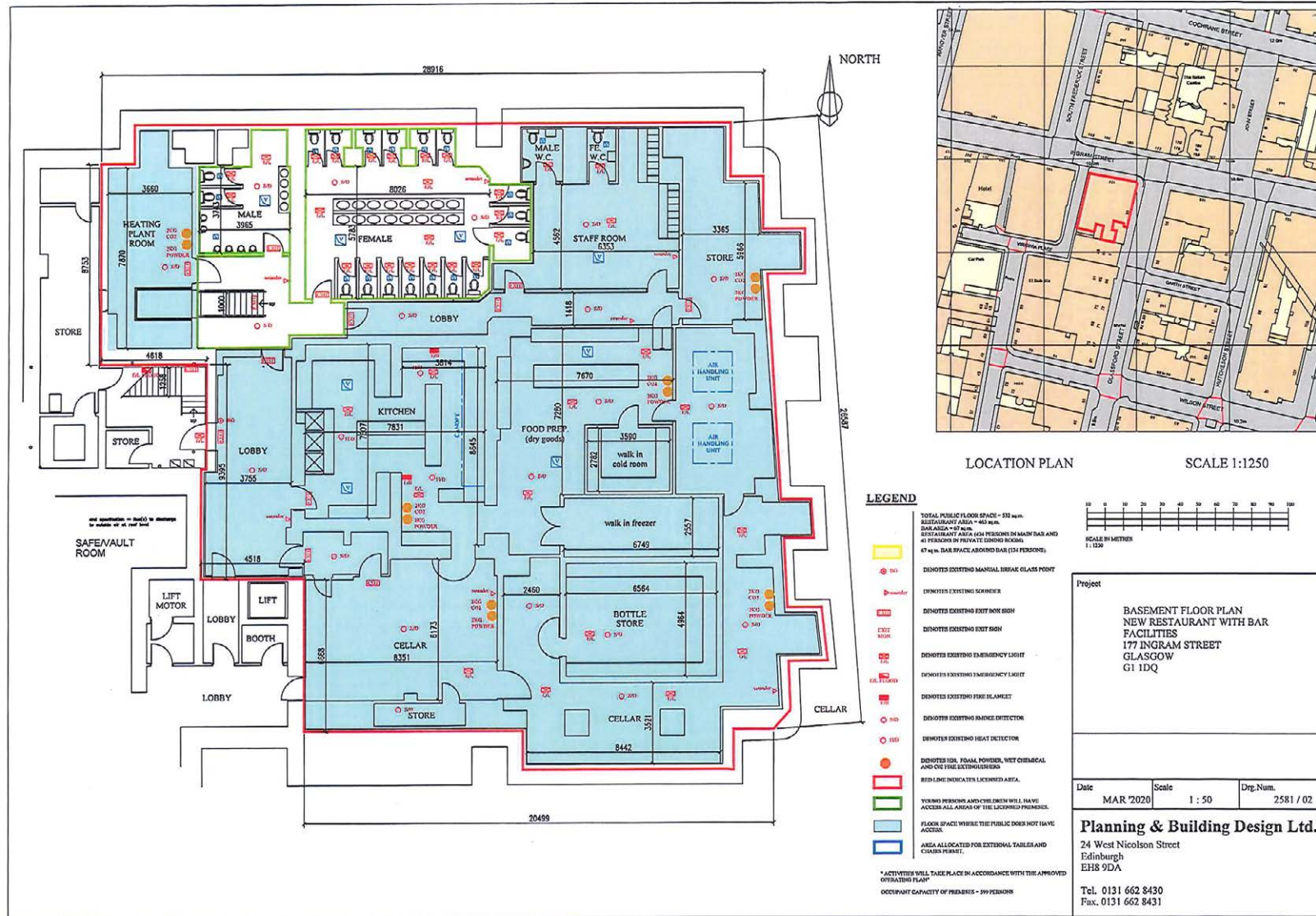
EXISTING GROUND FLOOR PLAN



POTENTIAL GROUND FLOOR PLAN



EXISTING BASEMENT FLOOR PLAN



POTENTIAL BASEMENT FLOOR PLAN

VAT

The property has been elected for VAT and therefore VAT will be payable on the rent/purchase price.

USES

The premises currently benefits from a Class 3 consent and would be suitable for use as bar/restaurant or retail premises. A Provisional Premises Licence for the premises was granted in February 2021 and was extended by a further 2 years in January 2025. Copies of documents can be provided on request.

EPC

A copy of the Energy Performance Certificate is available.

LEGAL

Each party will be responsible for their own legal costs incurred in connection with the transaction.

ANTI-MONEY LAUNDERING

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 to enable the agents to meet their respective obligations under the regulations.



PROPOSAL

The premises are available by way of a long term Fully Repairing and Insuring Lease at a rent to be agreed or alternatively our client is willing to consider disposing of the Heritable interest.

VIEWING AND FURTHER INFORMATION

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