



Ryden

DEVELOPMENT OPPORTUNITY

EGYPTIAN HALLS

84-100 UNION ST

GLASGOW

G1 3QW

ON THE
INSTRUCTIONS OF
GLASGOW CITY
COUNCIL



POTENTIAL DEVELOPMENT
OPPORTUNITY

SUBJECT TO PLANNING
CONSENT AND COMPULSORY
PURCHASE BY GLASGOW
CITY COUNCIL

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



Indicative site boundary

CONTEXT

The property at 84–100 Union Street, also known as Egyptian Halls, is a Category A-listed building located within Glasgow’s Central Conservation Area. Positioned directly opposite the side entrance to Glasgow Central Station, it occupies a highly prominent site at one of the city’s key arrival gateways.

Egyptian Halls is a unique architectural and historic asset, and its repair, repurposing, and future active reuse are strategic priorities for Glasgow City Council (the Council). The building is currently in private ownership.

On 6 February 2025, the Council’s Contracts and Property Committee agreed to explore the use of CPO powers in relation to this property, as part of efforts to secure its long-term future and bring it back into productive use.

The Council is now inviting proposals from interested parties for the repair, repurposing and active reuse of the building. Following the evaluation of proposals the final decision to move forward will be made by the Council’s Contracts and Property Committee. This decision will include selecting a preferred developer and considering whether sufficient justification exists in terms of the Town and Country Planning (S) Act 1997 to make a CPO. Any CPO made will be subject to formal assessment and confirmation by Scottish Government.

LOCATION

Glasgow is Scotland’s largest city, with a population of approximately 625,000. It sits at the heart of a metropolitan region of 1.85 million people, which generated £48 billion in GVA in 2021. As one of the UK’s largest city-region economies, Glasgow is firmly established as a global business destination.

Egyptian Halls is located just a short walk from Buchanan Street, a major pedestrianised thoroughfare and the focal point of Glasgow’s renowned ‘Style Mile’. This area forms the core of the city’s primary retail district and is the largest in Scotland.

The property occupies a prominent position on the eastern side of Union Street, within close proximity to key destinations such as Buchanan Galleries, Princes Square, and Buchanan Street Subway Station. Nearby occupiers include The Gym Group, Frasers, The Grand Central Hotel, and the Gallery of Modern Art. Union Street itself is a busy retail corridor, providing a vital transport link between Gordon Street and Argyle Street, and is home to national operators such as Tesco, Tim Hortons, KFC, Taco Bell, and Ryman.

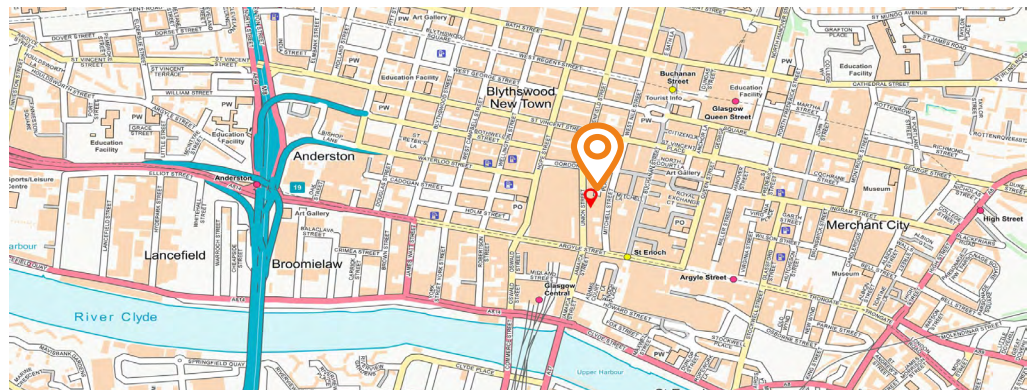




IMAGE BY NICK HAYNES



IMAGE BY NICK HAYNES



IMAGE BY NICK HAYNES

DESCRIPTION

The Egyptian Halls was constructed between 1870 and 1872 and was designed by the renowned Scottish architect Alexander 'Greek' Thomson. As one of Thomson's earliest commercial commissions, the building is a hallmark of his distinctive Greek Revival style. It remains internationally recognised as a masterpiece of Victorian architecture.

Thomson is widely regarded as one of the most influential architects of his era, with his legacy visible throughout Glasgow and across the UK.

The property spans approximately 51,500 sq.ft over 6 floors. The ground floor comprises a series of retail units, while the upper floors are currently vacant. The building fronts onto Union Street and features a striking blonde sandstone façade in the classical Greek style.

The property has remained largely vacant for many years, with scaffolding erected during this time. This prolonged inactivity

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has led to a significant deterioration in its condition. As a result, Glasgow City Council issued a Defective Building Notice in March 2025. Details of the notice are available within the data room.



IMAGE BY ARCHILINK

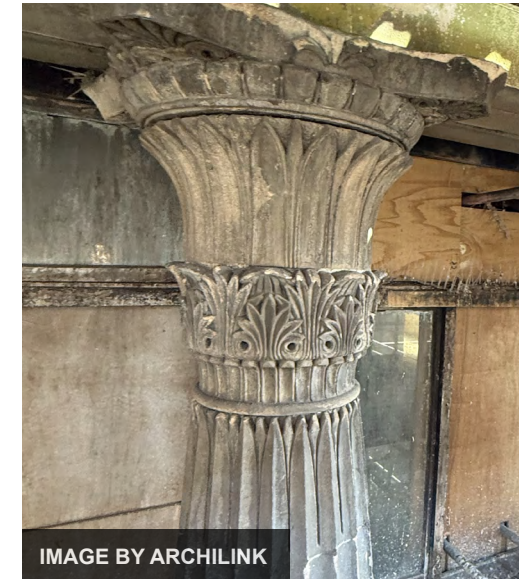


IMAGE BY ARCHILINK

THE PROPOSAL

The Council is seeking redevelopment proposals for the repair, repurposing and future active reuse of the property. Proposals must include a development appraisal and business plan/case.

A Planning Development Brief has been prepared to provide information and guidance on the Council's planning policy and guidelines.

The Council will use an evaluation framework to assess proposals.

A data room has been established, where further information can be found. Following registration of interest with the agent access to this data room can be made available.

A Closing Date will be set for Friday 17th October 2025.

SCHEDULE OF ACCOMMODATION

The below areas are Gross Internal Areas and have been calculated from scale plans. No on-site measurement has been undertaken.

84-100 UNION STREET, GLASGOW

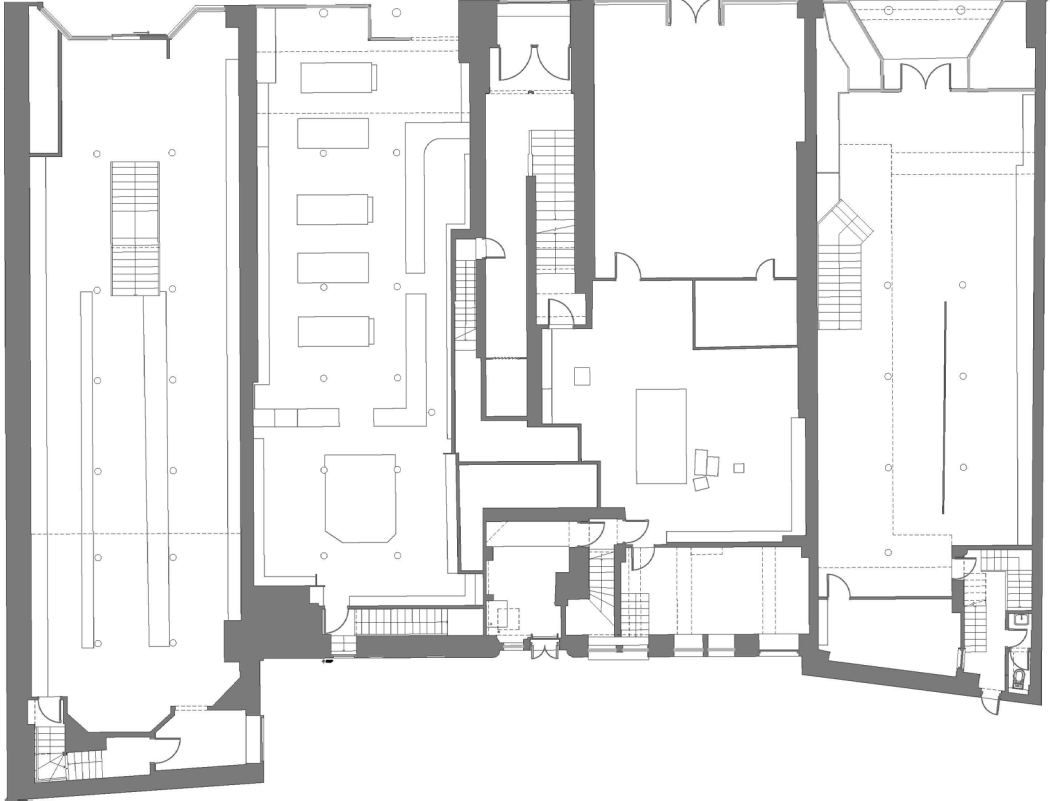
AREAS	SQ M	SQ FT
BASEMENT FLOOR	805.66	8,672
GROUND FLOOR	796.38	8,572
FIRST FLOOR	792.13	8,526
SECOND FLOOR	798.91	8,599
THIRD FLOOR	787.88	8,481
FOURTH FLOOR	806.31	8,679
TOTAL	4,787.27	51,529

[ACCESS THE DATA ROOM HERE](#)

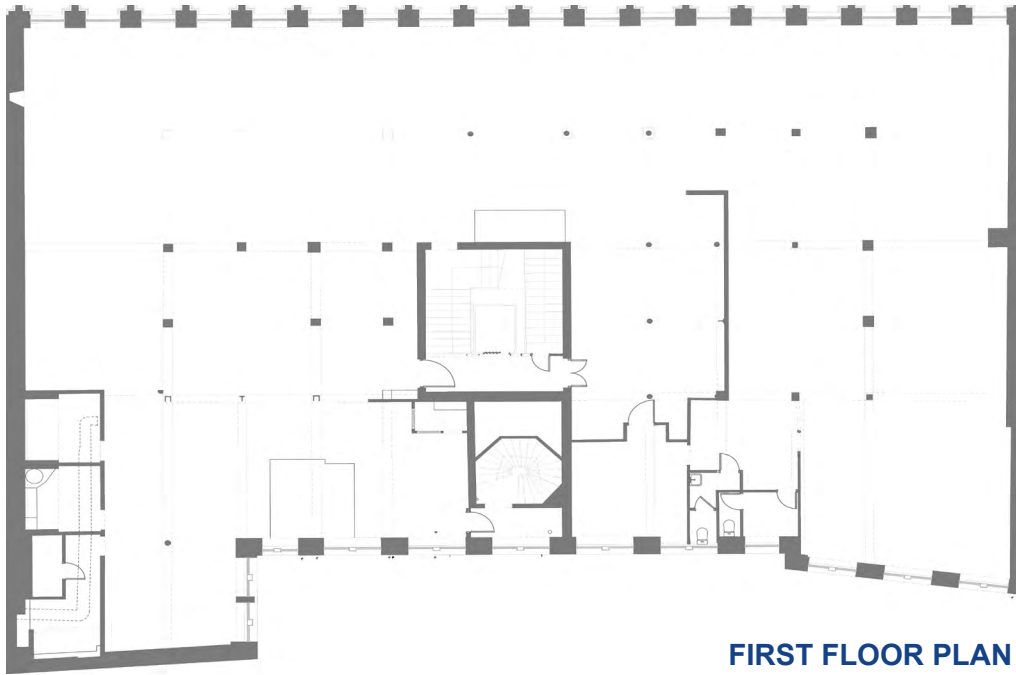
EGYPTIAN HALLS FLOOR PLANS



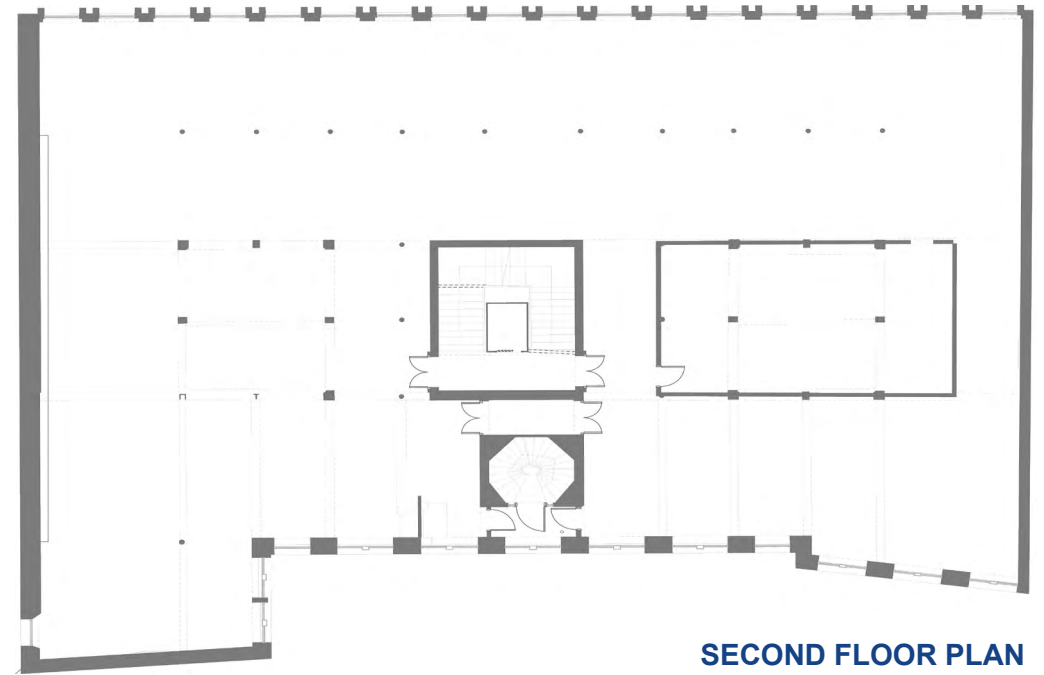
BASEMENT FLOOR PLAN



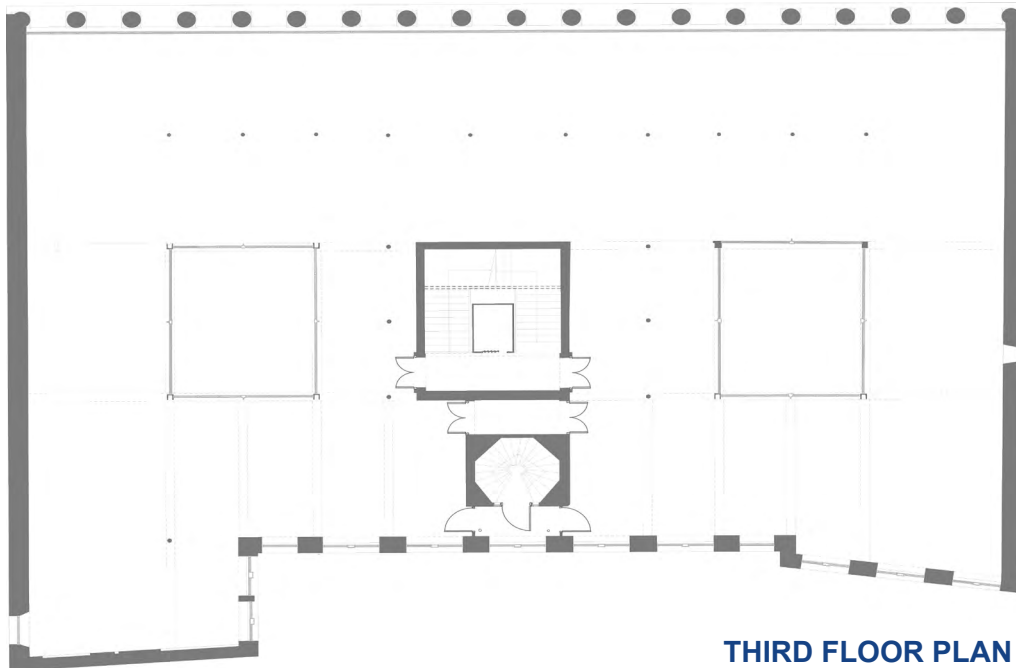
GROUND FLOOR PLAN



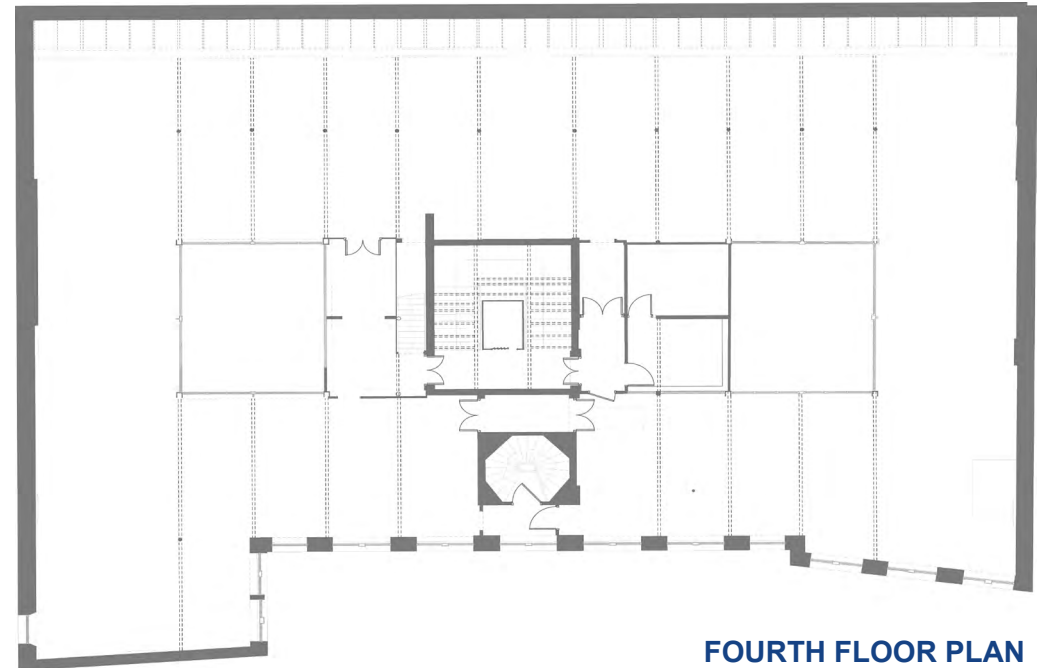
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



IMAGE BY NICK HAYNES



VIEWINGS

Viewings are not possible as the building is not currently within Council ownership. Surveys and further information are available within the data room.

BID EVALUATION PROCESS

The Evaluation Framework being used to score the business plan proposals will be made available within the data room. Interested parties can submit queries to the Council, via Ryden as agent, up until the stated closing date. Relevant questions and answers will be made available to all parties in the data room as appropriate.

DATAROOM

Further information is available within a data room which can be accessed by contacting Ryden.

The following information is included:

- Condition Reports (2018 and 2025)
- District Valuer Report

- Contracts and Property Committee Report (dated 6.2.25)
- Floor plans
- Planning development brief
- Title Documents
- Glasgow City Council Disclaimer
- 2D AutoCAD drawings (Floor plans, elevations, sections, location plans)
- PDF Drawings
- 3D Revit model
- Hosted Online Laser Scans
- Pointcloud Scans
- Site Images
- Evaluation Framework

DISCLAIMER

Interested parties are specifically requested to note the Glasgow City Council Disclaimer contained within the data room.

DATE

July 2025

EGYPTIAN HALLS



**84-100 UNION
STREET
GLASGOW
G1 3QW**

GET IN TOUCH

Please get in touch with the agents for more details.

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. July 2025

