

Upper floors pre-let to Sonder Inc
(25 serviced apartments)
projected opening July 2023

CITY CENTRE LEISURE / RESTAURANT OPPORTUNITY

- > PRIME CITY CENTRE LOCATION
- > DIRECTLY OPPOSITE THE ST. ENOCH CENTRE
- > GIA: 334.91 SQM (3,605 SQ.FT)
- > CLASS 3 (SUI GENERIS) GRANTED
- > RENTAL – UPON APPLICATION

TO LET

THE TEACHER BUILDING, 14 ST. ENOCH SQUARE, GLASGOW, G1 4DB

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OPPORTUNITY

- GLASGOW'S ICONIC 'TEACHER' BUILDING
- PRIME CITY CENTRE LEISURE OPPORTUNITY
- BAR & RESTAURANT
- OVERLOOKING ST ENOCH SQUARE IN CLOSE PROXIMITY TO BUCHANAN STREET AND NUMEROUS HOTEL DEVELOPMENTS

LOCATION:

Glasgow is Scotland's largest city and the third largest city in the UK. Glasgow acts as the administrative and economic capital of the west coast of Scotland, located on the shores of the River Clyde.

Glasgow's profile as an international destination continues to grow and drives demand for hotel / serviced apartment accommodation. Glasgow is widely regarded as one of the worlds leading festival and events hosts and is also a UNESCO World City of Music destination. The SEC (Scottish Events Company) is one of the worlds busiest events venues and attributes some £309m to the Scottish economy, and £457m to the Glasgow economy highlighting the benefits to businesses within the city.

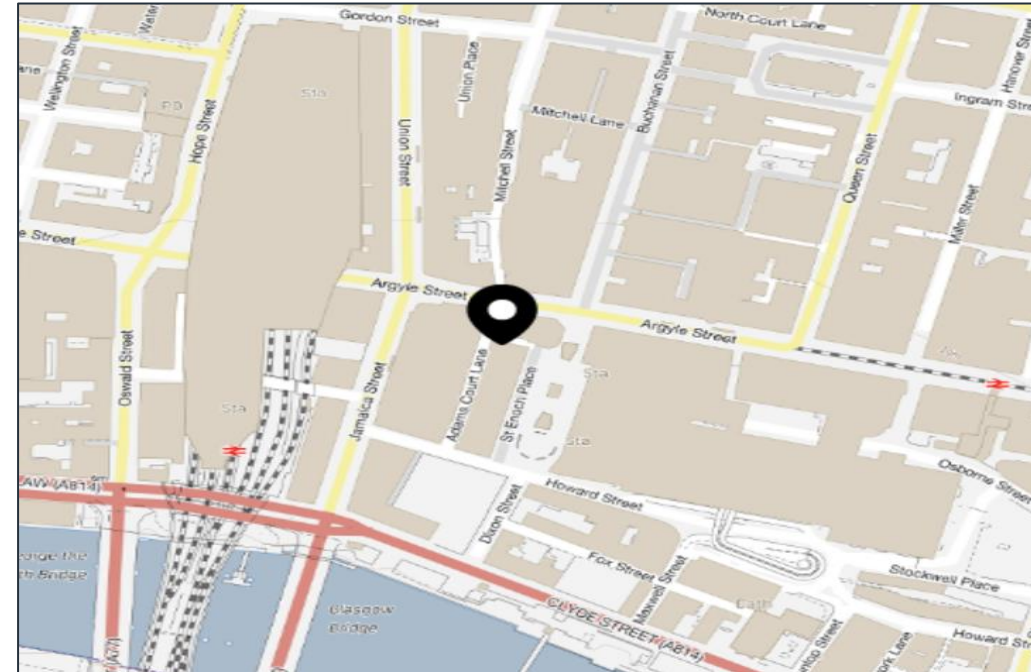
Glasgow is easily accessible by road, rail and air. Glasgow International Airport is within 15 minutes drive of the city centre, whilst there are two main railway stations and bus station within the city centre all providing local and national services. The underground system also connects the city centre to suburban areas north and south of the River Clyde.

The property is located in the heart of Glasgow city centre, occupying a prominent position on the western side of St. Enoch Square. The square is located at the southern end of Buchanan Street, which is widely regarded as the best retailing thoroughfare outside of London. Buchanan Street provides access to the city's shopping and leisure amenities with excellent connectivity to public transport links such as Glasgow Queen Street and Central Station which are located a short distance away. St. Enoch Square Station is positioned immediately adjacent to the property providing access to Glasgow's underground.

Located immediately opposite the property is St. Enoch Square shopping centre which acts as one of the main shopping outlets within the city centre. Occupiers within the centre include Tesco, Boots, Disney, H&M, JD Sports and Starbucks to name a few. In addition, the centre provides multi storey car parking facilities, providing some 900 car parking spaces. The St. Enoch Centre has recently undergone a substantial refurb at a cost of £40 million to include a new Vue Cinema and food court.

The surrounding area has also witnessed significant investment and development activity to include:

- New Premier inn, St Enoch Square – 249 Beds & Weatherspoons Public House
- New Clayton Hotel – Former Custom House, Clyde Street - 294 beds 4-star
- New Virgin Hotel – Clyde Street – 242 beds
- Adagio Apart Hotel, St Enoch – 162 beds



DESCRIPTION:

The Teacher Building comprises one of Glasgow’s most iconic buildings, originally constructed in 1875. The building is category B listed and extends over basement, ground and 4 upper floors. The property is of traditional construction benefitting from an ornate feature finish to the front elevation. The subjects benefit from a good degree of natural lighting from large glazed windows at upper floor levels, complimented by the glazed display windows at ground floor level.

The upper floors and ground in part, are to be refurbished by the current landlord to provide accommodation for 25 serviced apartments. The apartments have been acquired on a long term lease by Sonder Inc, with further details available via www.sonder.com.

The ground floor and lower ground floor, are currently being refurbished by the landlord to provide an exciting leisure / restaurant opportunity which will compliment both the building and the surrounding area as a whole.

The ground and lower ground floor, will be provided in a shell condition, ready for an incoming tenants specific branding and fit out.

The ground floor will provide a bespoke bar area towards the front of the subjects with restaurant seating provided towards the rear.

Kitchen, staff and w.c. facilities will be provided at a lower ground floor level.

PLANNING:

In February 2020, the subjects were granted planning permission to create a ground floor restaurant / bar (Class 3) (Sui Generis) with the capacity for 101 covers and a further 110 bar capacity with additional outside seating areas.

The consent also permits the upper floor to be redeveloped to create 25 serviced apartments which the landlord has recently completed.

Further details and information can be found through www.glasgow.gov.uk/onlineplanning quoting reference 19/03173/FUL.

[CLICK HERE TO TAKE OUR VIRTUAL TOUR OF THE BUILDING](#)

*virtual tour created prior to refurbishment works



ACCOMODATION:

	SqM	SqFt
<u>Basement</u>	<u>109</u>	<u>1,173</u>
<u>Ground</u>	<u>226</u>	<u>2,432</u>
<u>TOTAL</u>	<u>335</u>	<u>3,605</u>

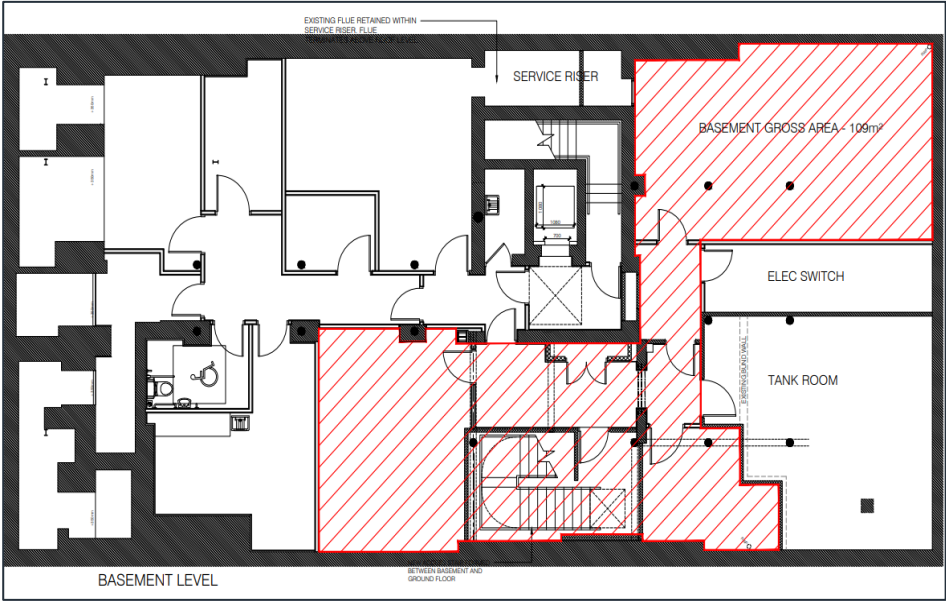
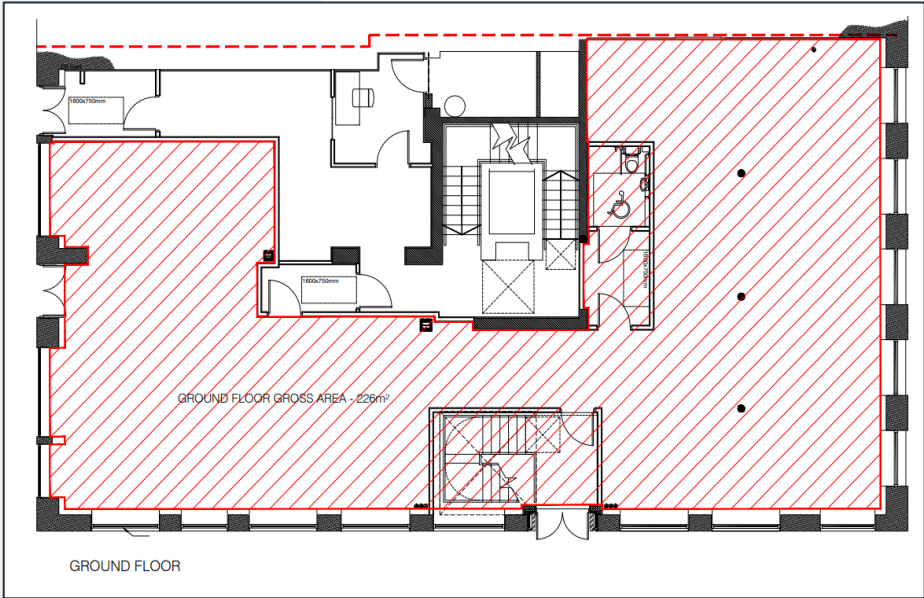
The above areas, which have been calculated from on site measurements have been calculated on a Gross Internal area in line with the RICS Property Measurement Professional Statement (2nd Edition) and the RICS Code of Measuring Practice (6th Edition).



Indicative images of potential fit out .



PROPOSED SCHEME:



Indicative images of potential fit out.

RENTAL/LEASE TERMS:

The subjects are available on the basis of a new full repairing and insuring lease with rental details available to seriously interested parties upon request.

RATEABLE VALUE:

The subjects will require to be reassessed upon occupation.

EPC:

An EPC has been prepared and a copy of the EPC (rating D) can be made available to interested parties upon request.

VAT:

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party will bear their own legal costs relative to the transaction.

ANTI MONEY LAUNDERING REGULATIONS:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors: 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF

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