

91-93 WEST GEORGE STREET, GLASGOW, G2 1PB

PRIME CITY CENTRE BUILDING

01

INVESTMENT FOR SALE

TSA
Property
Consultants





PRIME CITY CENTRE
BUILDING



HIGHLY VISIBLE
LOCATION



BSM - 6TH FLOOR



17,500SQ FT



HOTEL / STUDENT /
RESIDENTIAL (STP)



INCOME PRODUCING
£171,500P.A. (ERV
£270,000P.A)



Location



The property sits on the south west corner of West George Street and West Nile Street, within Glasgow City Centre.

Glasgow sits in west-central Scotland on the River Clyde, about 40 miles west of Edinburgh and at the heart of the Central Belt. The city council area has a population of around 654,000 (mid-2025), making it Scotland's largest city; the contiguous Greater Glasgow urban area is close to a million, and the wider eight-authority Glasgow City Region is home to about 1.8 million people. That regional catchment underpins the city's role as Scotland's principal commercial, retail and leisure centre.

Transport is among the strongest in the UK outside London. Glasgow Central and Queen Street are the two main rail hubs, with frequent services across Scotland and to England; the Subway serves the inner city and a dense bus network covers the rest. The M8, M74, M77 and M80 give direct motorway access in all directions. Glasgow Airport at Paisley is around 15–20 minutes west of the centre, with Edinburgh Airport reachable in under an hour by road or rail.

History

93 West George Street forms the Category B listed corner block at 91–93 West George Street and 53 West Nile Street, designed by Frank Burnet and Boston and built in 1911–13 as a seven-storey commercial building in polished ashlar with a granite plinth. Listed in 1970, it sits on the south side of West George Street at its junction with West Nile Street, in the heart of Glasgow city centre a short walk from Buchanan Street, Nelson Mandela Place and both Queen Street and Central stations. The modern entrance at No. 93 serves the upper office floors; the ground floor of the same block includes Nippon Kitchen at No. 91, with Katsu around the corner on West Nile Street.

The building occupies a prime mixed-use pitch among city-centre offices, restaurants and national retailers, with Wagamama immediately east on West George Street and Buchanan Galleries and the principal shopping streets close by. On-street parking and multi-storeys at Buchanan Galleries and Mitchell Street supplement the two mainline stations and a dense bus network; the Subway is a few minutes' walk. The upper floors have traded as offices, with recent occupiers including Thirst Craft and Sheppard Robson, while the listed façade and corner presence continue to mark it as a distinctive Edwardian commercial building in Glasgow's central business district.



Property



The property forms a 7 storey commercial development of traditional sandstone construction surmounted by a pitched roof, with restaurant / hot food operations at ground floor. The upper floors of the property are presented as a beautiful and ready to use office development however would be ideal for residential / student conversion.

Access is via a glazed controlled entrance door recessed behind heavy timber storm doors at West George Street leading to a tiled reception area.

The property benefits from a passenger elevator to all floors. Currently, 2/5 floors are occupied with the vacant floors all being presented in good condition with L.E.D lighting, plastered and painted walls, individual power supplies, self contained kitchenette and w.c facilities.

Each floor benefits from excellent natural light with dual aspect overviews on West George Street and West Nile Street, with the upper floors benefitting from views to Merchant City and over the River Clyde.

Executive Summary

Nippon Kitchen (91 WGS) is an independent Japanese restaurant at 91 West George Street, Glasgow G2 1PB, a short walk from Queen Street station and Nelson Mandela Place. It is the second restaurant of David and Leigh Campbell-Wan, who opened sister restaurant Nanakusa on Sauchiehall Street in 2008. Nippon Kitchen Ltd was incorporated in May 2013 and the restaurant opened that year, converting the lower floors, (Ground & 1st) while keeping original features. The pitch is "modern Japan meets old Glasgow": high ceilings, contemporary fit-out, sushi made to order, plus tempura, ramen, rice and noodle dishes, sake and Japanese-style cocktails. The property is held on a full repairing and insuring head lease expiring November 2032 passing £87,500p.a.x.

Katsu at 53 West Nile Street, Glasgow G1 2QB is a small Japanese curry shop and casual diner, opened 26 April 2021 in the former City Patio unit. It was launched by chef Kun Chen, who also ran Temaki on Hope Street. It started as a roughly 22-cover walk-in spot with a strong takeaway and delivery trade. In December 2025 they added a second site at 1001 Aikenhead Road, near Hampden, it won Best Japanese Restaurant at the 2025 SPICE Awards

The property is held on a full repairing and insuring head lease expiring June 2030 at a passing rent of £22,500p.a.x. The upper floors benefit from 2 occupiers with a combined passing rent of £61,500p.a.x. with scope of full scale development.

Development Potential

The vendor, via their planning consultant, has held positive discussions with Glasgow City Council in relation to potential change of use to student / short term accommodation.

The areas available for development would be the following;

2nd Floor: 193.96sqm (2,088sq ft)
 3rd Floor: 193.96sqm (2,088sq ft)
 4th Floor: 212.09sqm (2,283sqm)
 5th Floor: 193.96sqm (2,088sq ft)
 6th Floor: 183.76sqm (1,978sq ft)

Total: 792sqm (8,525sq ft)

PRICE

The property is available on a freehold basis for o/o £3,000,000

V.A.T.

The property has been elected for V.A.T. as such the transaction may be treated as a T.O.G.C (transfer of a going concern)

LEGAL

Each party shall bear their own legal costs incurred in the transaction

LEASE'S & TITLE

Available on request

VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business

Contact

For further information please contact:

TSA Property Consultants

162 Buchanan Street
 Glasgow, G1 2LL

Jas - 07810 717229
 (jas@tsapc.co.uk)

Will - 07581 396092
 (will@tsapc.co.uk)

General - 0141 237 4324
 (info@tsapc.co.uk)

Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.