



0/1 24 George Square, Glasgow, G2 1EG

The Counting House, George Square | Prime Glasgow Redevelopment Opportunity | Income Producing
Approx £211,000p.a | o/o £2,500,000

Summary

Tenure	For Sale
Available Size	27,381 sq ft / 2,543.78 sq m
Price	Offers in excess of £2,500,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- • Prime George Square location with superb transport connectivity
- • Outstanding redevelopment potential (residential / hotel / mixed-use STP)
- • Part income producing (Elia restaurant – £55k pa until 2044 + Advertising £13,000per 28 days pro-rata)
- • Ground - 5th Floor
- • Price: o/o £2,500,000
- • Rare Freehold George Square Opportunity

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Summary

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Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property offers a mixture of commercial office space at upper floors with a 121 cover restaurant at ground floor.

The property benefits from dual elevators centrally located with egress and loading from Anchor Lane.

Primary access is via street level at George Square.

Location

George Square forms the historic civic heart of Glasgow City Centre, currently undergoing a major public realm transformation as part of the wider Avenues Programme — a £115 million Glasgow City Region City Deal investment that is converting key thoroughfares (including Sauchiehall Street, Argyle Street, High Street, West George Street and links around the Square) into tree-lined, pedestrian- and cycle-friendly avenues. Glasgow itself has a population of approximately 650,000 and generates a GDP of around £31.8 billion, underpinned by strong growth in tourism, education and hospitality.

The city centre continues to see significant ongoing student accommodation and hotel developments, reflecting its status as a major destination for both visitors and international students. In 2024 Glasgow welcomed 4.72 million overnight visitors, generating an economic impact of £1.84 billion across leisure, hotels and related spend, while its universities attract tens of thousands of foreign students each year (with the University of Glasgow alone hosting around 13,000 international students).

Video

- Video Tour - <https://www.youtube.com/watch?v=Xwa1CJKDOoM>



Viewing & Further Information



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