

To Let

Glasgow Queen Street Station

Catering and retail opportunities



station
spaces



CONTENTS

- 1 Introduction
- 2 Major Retail & Catering Opportunities Retail
- 3 Unit - RU06 - Detailed Information
- 4 The Facts That Make GQS Perfect for Retailers
- 5 Summary





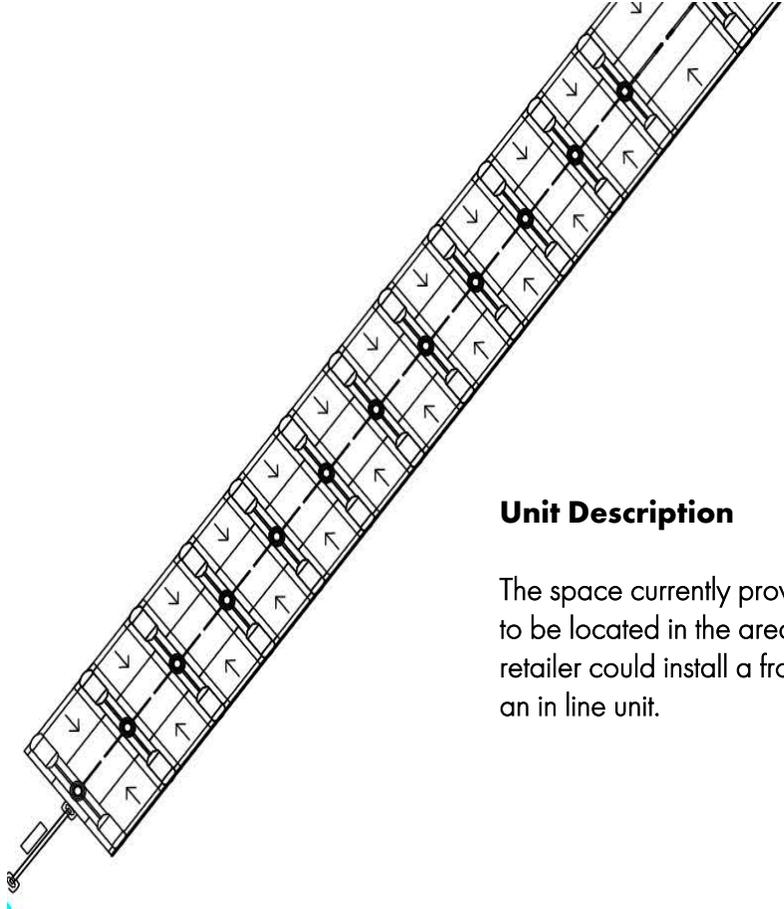
Introduction

Glasgow Queen Street is a modern and fully accessible transport hub at Glasgow's gateway to Scotland. Glasgow Queen Street is located between George Street to the south and Cathedral Street Bridge to the north and is at the northern end of Queen Street adjacent to George Square, Glasgow's major civic square. It is also a short walk from Buchanan Street, Glasgow's main shopping district. The new £750M Redeveloped Station - provides outstanding retail or catering opportunities, facing directly onto the new contemporary station concourse.



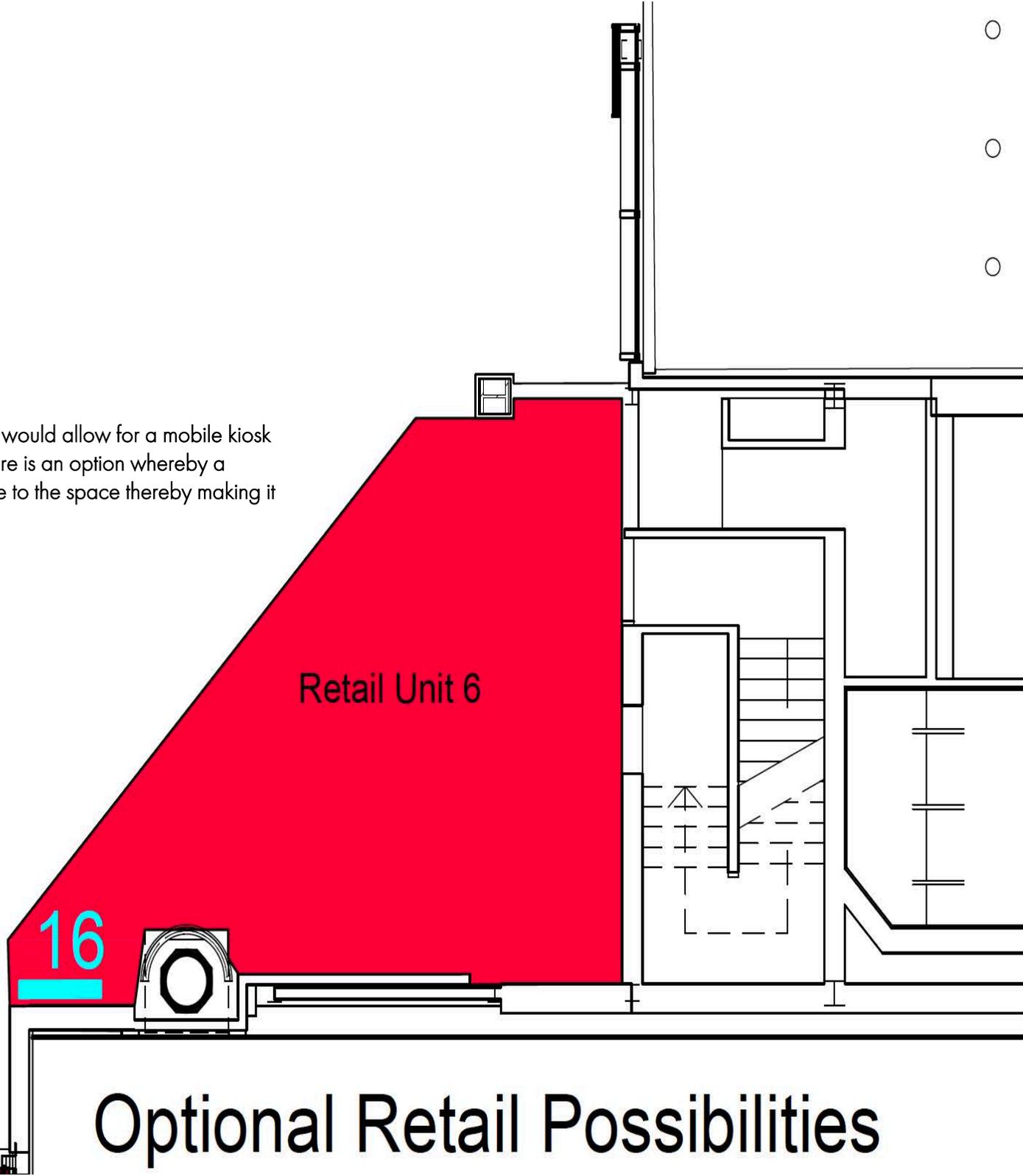
The redeveloped station provides a modern and fully accessible transport hub at Glasgow's gateway to Scotland.

- A contemporary building both internally and externally.
- An expanded concourse
- Improved, fully accessible, entrances on Dundas Street and George Square.
- New station facilities including accessible toilets, lost property and ticket office as well as space for retail.
- Extended platforms to accommodate longer trains of up to eight carriages.



Unit Description

The space currently provided would allow for a mobile kiosk to be located in the area. There is an option whereby a retailer could install a frontage to the space thereby making it an in line unit.

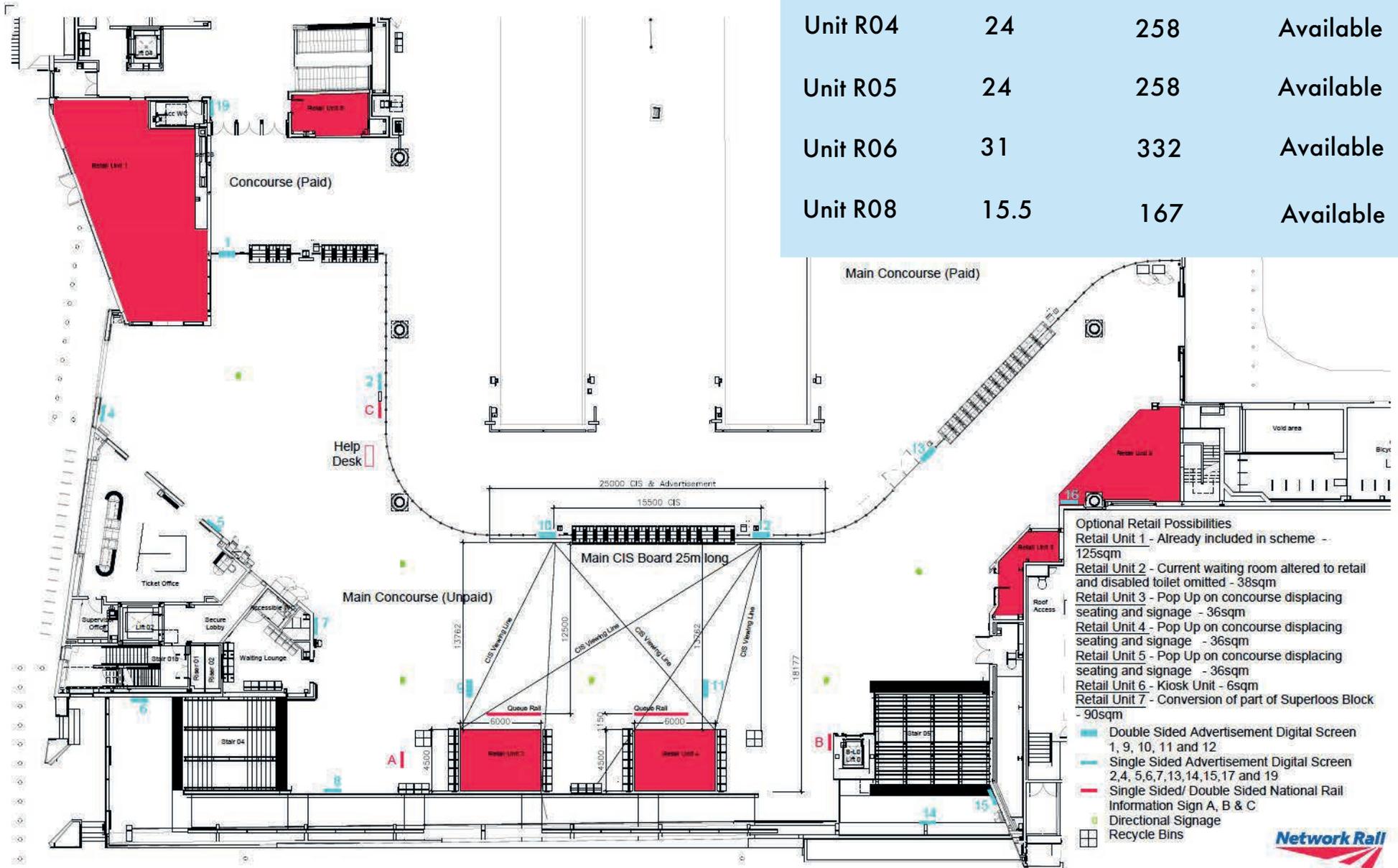


Optional Retail Possibilities

Unit R06

Glasgow Queen Street Station unit details

Unit	Sq. m	Sq. ft	Status
Unit R01	125	1,345	Under Offer
Unit R04	24	258	Available
Unit R05	24	258	Available
Unit R06	31	332	Available
Unit R08	15.5	167	Available



Retail Pods 3 and 4 are shown indicatively at the request of Scotrail. There are significant technical and architectural challenges with these units.



THE FACTS THAT MAKE GLASGOW QUEEN STREET PERFECT FOR RETAILERS

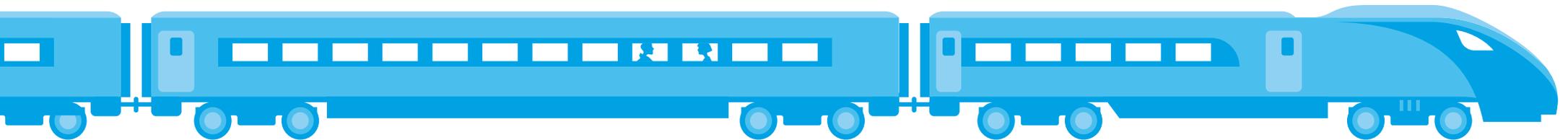
As this selection of statistics shows, Glasgow is prospering and this is feeding through to the retail industry.

No.1 UK retail destination (Outside of London's West End)

Glasgow Queen Street
Glasgow Queen Street is the third busiest station in Scotland measured by entrances and exits of passengers.

16.686m
rail passengers per annum

A DD\$" #+! \$"



- £1 billion annual spend by 20 million day visitors
- £4.2 billion annual retail spend - 2nd highest in the UK



- **185,000 students from over 140 countries**
- 6 higher education institutions
- 6 super colleges
- UK's best convention bureau 12 years running

- Significant & sustained Retail Development & Investment
- Cosmopolitan and vibrant food and drink scene
- The SSE Hydro - **Best Performing Venue in the World** - (15,000 capacity)
- 46% of population educated to degree level
- **Over £16 billion capital investment** since 2011
- Queen Street Station - £750 million improvement programme



ACCOMMODATION

24%



CATERING
31%

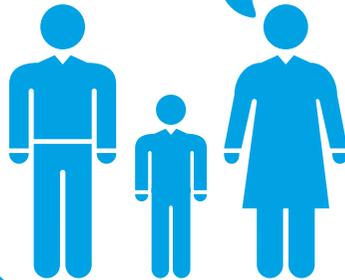


OTHER
25%

RETAIL
20%



shopping, eating
and sleeping



15

minutes
to Glasgow
Airport



60

minutes
to Edinburgh
by train



Tourism spend breakdown

Total tourism related expenditure:
£774,000,000

Total number of visitors:
2,500,000

(Glasgow Tourism
& Visitor Plan 2019)

Glasgow was named one of
the 'top 5 cities for food and
drink in the UK' by Which?
thanks to its ever-evolving
food & drink scene

(WHICH 2021)

1,849,376
EXPECTED POPULATION IN GREATER
GLASGOW BY THE YEAR 2035

(World Population Review)

2021/35

10%
population increase



Glasgow is Scotland's largest City & main transport hub. It is a powerhouse of the Scottish Economy and is the 4th largest city in the UK. Glasgow has a diverse, resilient and growing economy. Glasgow Queen Street Station has recently undergone a £750 million improvement programme.

Greater Glasgow's 2021 Population

is now estimated at 1,680,669. By 2035 the population is forecast to be approx. 1,849,376 An increase of approx. 168,707





**For further details relating to
this opportunity, please contact:**

stationspaces@scotrail.co.uk

ScotRail Trains Limited, a company registered in Scotland with company number SC328826 and as lessor of this property gives notice that: (1) These particulars are produced in good faith but are a general guide only and do not constitute any part of a contract. (2) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (3) Nothing in these particulars should be deemed a statement that the property is in good condition, free from any deleterious materials or that any services or facilities are in working order. (4) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. The purchaser or lessee are advised to carry out their own investigations if required. (5) It should not be assumed that the property has all necessary planning, building or other consents required and the purchaser or lessee shall be responsible for obtaining such consents.

**station
spaces**

