

# PRIME CITY CENTRE QUICK SERVICE RESTAURANT INVESTMENT

**McDonald's**



**101-105**

**Sauchiehall Street  
Glasgow G2 3DD**

**Let to McDonald's  
Restaurants Limited  
Expiring 2035**



# INVESTMENT SUMMARY

- Situated on Glasgow's bustling Sauchiehall Street, part of the renowned 'Style Mile' retail district, benefiting from exceptional footfall exceeding 16 million visitors annually and surrounded by major national brands.
- Rare opportunity to acquire a freehold interest in a high-profile city centre asset with long-term value potential.
- Let to McDonald's Restaurants Ltd, a global fast-food giant with over 39,000 locations worldwide, ensuring reliable income from a AAA-rated operator.
- Extending to approximately 10,160 sq.ft. (943.88 sqm) across a prominent full building, ideally suited for high-volume restaurant operations in a vibrant urban setting.
- Full Repairing and Insuring (FRI) lease providing secure income until 31 January 2035, with approximately 9.5 years unexpired term.
- Passing rent of £235,000 per annum.
- McDonalds have traded from this property since 1990.
- Offers in excess of £2,760,000 (TWO MILLION SEVEN HUNDRED AND SIXTY THOUSAND POUNDS STERLING) subject to contract and exclusive of VAT are sought for our clients Heritable Interest. A purchase at this price, after allowing for standard purchaser's costs, would reflect a net initial yield of 8%.

101-105 SAUCHIEHALL STREET, GLASGOW G2 3DD





# LOCATION

Glasgow, Scotland's largest city with a population of over 600,000 and a wider metropolitan area exceeding 1.8 million, is a thriving economic hub renowned for its retail, tourism, and business sectors. The city centre boasts over 5.4 million sqft of retail space, drawing shoppers from across the UK and beyond. Sauchiehall Street stands as one of the city's premier retailing arteries, benefiting from annual footfall figures of around 16-17 million, driven by its central accessibility and diverse offerings.

The immediate vicinity features a strong lineup of national and international brands, including Popeyes Louisiana Chicken (adjacent), Starbucks, Citizen M Hotel, Maldron Hotel, and retailers like Savers, Boots, and Primark. This concentration of high-profile tenants underscores the area's robust trading environment, supported by nearby attractions such as the Glasgow Royal Concert Hall, Theatre Royal, and the bustling Buchanan Galleries shopping centre. With ongoing urban improvements and a shift towards experiential retail and leisure, Sauchiehall Street continues to offer significant investment potential in a location that combines heritage charm with modern commercial dynamism.

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# SITUATION

The property occupies a commanding position on the south side of Sauchiehall Street, between its junctions with Hope Street and Renfield Street, in the heart of Glasgow City Centre. This strategic location places it within Glasgow's 'Golden Z' retail core, encompassing Sauchiehall Street, Buchanan Street, and Argyle Street – collectively known as the 'Style Mile'.

The area is fully pedestrianised, enhancing accessibility and footfall, while being just a short walk from major transport hubs including Glasgow Central Station (0.5 miles), Queen Street Station (0.4 miles), and Buchanan Street Subway Station (0.2 miles). Excellent connectivity via bus routes and the M8 motorway further supports the site's appeal for commuters, shoppers, and tourists alike.

Sauchiehall Street itself is evolving into a mixed-use destination, blending retail, leisure, and cultural elements. Recent initiatives designate it as a culture and heritage district, fostering arts-led regeneration to complement its commercial vibrancy. The street's resilience is evident in its ability to attract and retain major occupiers despite broader retail challenges, making it a cornerstone of Glasgow's economy.

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GLASGOW  
CALEDONIAN  
UNIVERSITY

BUCHANAN  
GALLERIES

QUEEN STREET  
STATION

GEORGE  
SQUARE

BUCHANAN STREET

101-105

PRIMARK

RENFREW STREET

SAUCHIEHALL STREET

BATH STREET



# DESCRIPTION

The property comprises a substantial, self-contained building with prominent frontage onto Sauchiehall Street, extending across ground and upper floors to provide a total gross internal area of 10,160 sq.ft. (943.88 sqm). Constructed in traditional style with a brick facade, the building has been comprehensively fitted out to McDonald's exacting specifications, creating an efficient and customer-focused restaurant environment.



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At ground level, the layout includes an expansive open-plan seating area for diners, self-service ordering kiosks, and a prominent serving counter, all designed to handle high-volume footfall with ease. The kitchen and preparation zones are equipped with state-of-the-art facilities to support fast-paced operations, while customer restrooms and ancillary spaces ensure a comfortable experience. Upper floors may incorporate additional seating, storage, or staff areas, optimizing the space for maximum operational efficiency.

Occupied by McDonald's Restaurants Ltd since 1990, the property serves as a key city centre outlet for the brand, capitalising on the street's high visibility and pedestrian traffic. Recent sustainability-focused remodels in similar McDonald's locations highlight the tenant's commitment to modern, eco-friendly designs, further enhancing the asset's long-term appeal.



# LEASE SUMMARY

The property is held on a full repairing and insuring (FRI) head lease let to McDonald's Restaurants Ltd, expiring 31 January 2035, at a current passing rent of £235,000 per annum). There is a rent review on 1st February 2025 (not actioned) and 1st February 2030.

# FLOOR AREA

A professional measured survey was prepared by Workman and below are their estimated gross internal accommodation based on the existing configuration. Plans can be provided on request.

Floor	SQFT	SQM
Basement	3,431	318.75
Ground	3,583	332.89
1st Floor	3,146	292.24
Total	10,160	943.88

# COVENANT

McDonald's Restaurants Limited (Company No. 01002769) was incorporated on 18 February 1971 and operates as the principal UK subsidiary of McDonald's Corporation, the world's leading global foodservice retailer with over 39,000 locations in more than 100 countries.

For the financial year ended 31 December 2024, the company reported a turnover of £1.82 billion and net assets of £778.04 million.

McDonald's Restaurants Limited has a Dun & Bradstreet rating of 5A1, indicating a minimum risk of business failure and underscoring its status as an undoubted covenant strength for investment purposes.

Disclaimer

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# EPC

We are advised that the Energy Performance Rating of the property is E.

# AML

To comply with the current anti-money laundering regulations the agents acting on both sides of any qualifying transaction are required to undertake appropriate due diligence in advance of the transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will be required to disclose all relevant information prior to conclusion of missives to enable the agents to meet their respective obligations under the Regulations.

# PROPOSAL

We are instructed to seek offers in excess of **£2,760,000 (Two Million and Seven Hundred and Sixty Thousand Pounds Sterling)** exclusive of VAT for our client's heritable interest subject to and with the benefit of the existing lease.

A purchase at this level would show an attractive **net initial yield of 8%** assuming standard purchaser's costs.

# VAT

Our clients have elected to waive exemption for VAT and accordingly VAT will be payable on the purchase price, although we anticipate the sale will be dealt with by way of a Transfer of Going Concern (TOGC).

# LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with the transaction.

# VIEWING & FURTHER INFORMATION

Please contact the sole selling agents:

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