



## Prime City Centre Restaurant Unit

Fully fitted with extraction

Located opposite the proposed 'Charing Cross Gateway'

Rent: O/O £35,000pa

Ground 1,737 sq ft / Basement 1,099 sqft

### Location

Glasgow is Scotland's largest city with a population of approximately 660,000 and an estimated shopping catchment of 2 million.

The premises occupy a prominent corner location on the east side of St Georges Road at its junction with Sauchiehall in Charing Cross in Glasgow's city centre. The immediate area is the city's hub for bars, restaurants, evening entertainment along with high demand for residential accommodation.

The area will be further enhanced with the Charing Cross Gateway - the redevelopment of the buildings opposite with student accommodation, residential and office space proposed.

Nearby occupiers include Driftwood, Subway, Tinderbox, Optimax Eye Clinic, KFC and Ladbrokes.

### Accommodation

The subjects form the ground and basement floors of a larger 5 storey building of stone construction. The property benefits from a large extensive glazed frontage and full extraction.

The ground floor provides open plan accommodation with customer WC's. The basement is used for storage accommodation, staff/office facilities.

The premises extend to the following approximate areas:

Ground Floor: 1,738 sq ft / 161.5 sqm  
Basement: 1,099 sq ft / 102.1 sqm

### Rent

Offers over £35,000pa exclusive are invited.

### Lease

The subjects are available on a new FRI lease.

### Rates

Rateable Value: £38,750  
UBR (2023/24): £0.498  
Rates Payable: £19,297.5 pa

### Planning

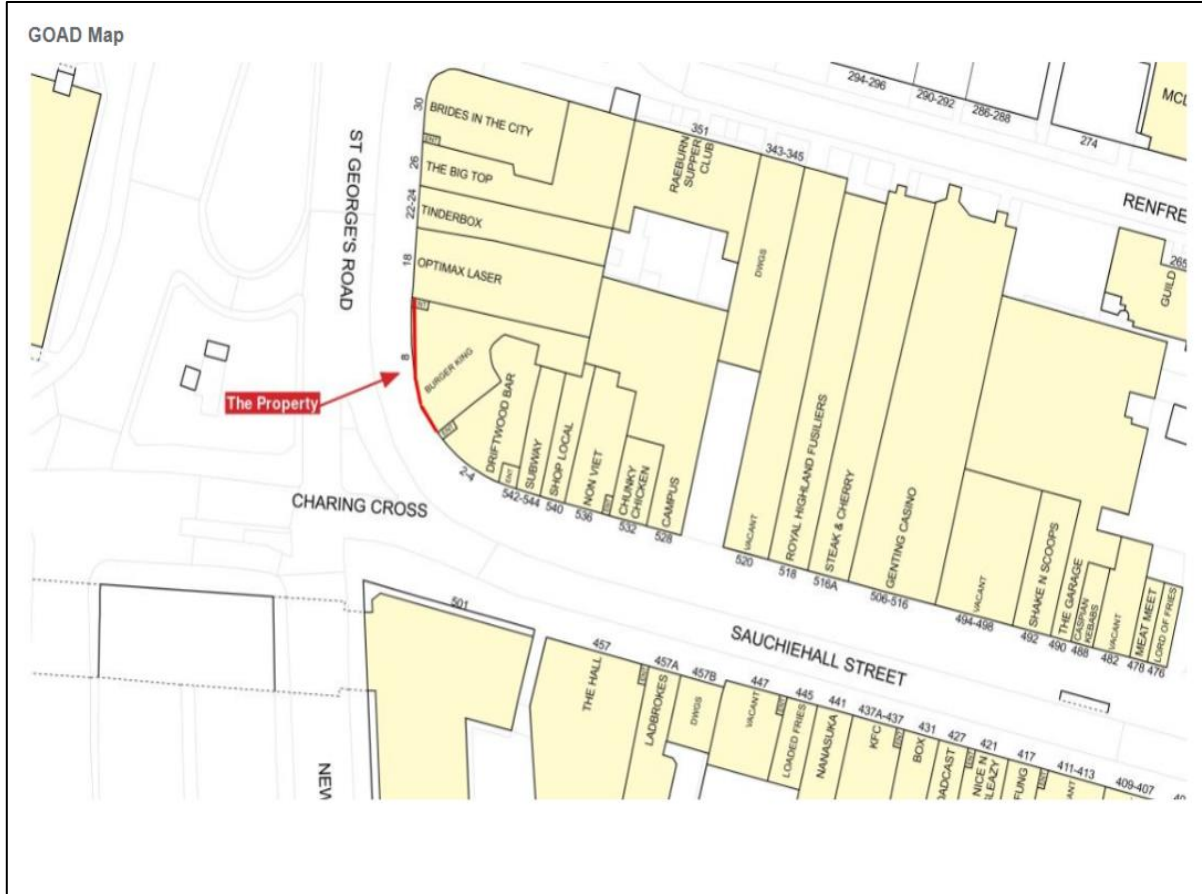
The premises benefit from Class 3 restaurant consent. Interested parties are advised to speak directly to the Local Planning Authority.

### EPC

On application

### Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the incoming tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon



**Viewing strictly by appointment with BRITTON PROPERTY**

**Andrew Britton**

**T. 07990 505 421**

**E. [andrew@brittonproperty.co.uk](mailto:andrew@brittonproperty.co.uk)**

**Important Notice**

BRITTON PROPERTY, their clients and any joint agents give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and BRITTON PROPERTY have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



**BRITTON**  
PROPERTY

**To Let**

10 St Georges Road  
Glasgow G3 6UJ



