



Attractive City Centre Investment
Well-Established Iconic Late-Night Venue
Recently Refurbished
Ground & Basement
Held on Lease June 2047
Rent: £75,715pa
Offers over £655,000 are invited

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 location on the south side of West George Street between its junctions with Hope Street and Renfield Street.

The premises are located in the main leisure and office district with nearby occupiers such as Wetherspoons Society Rooms, The Merchant, Devil of Brooklyn and Slug & Lettuce soon to open in the former Missoula site on Renfield Street.

Accommodation

The property forms the ground floor and basement of a larger multi-storey modern commercial development. Accessed from street level, the property offers an open plan bar area with a mixture of booth and loose seating along with performer stage. W.C's, staff room, office and cellar are located in the basement.

The bar is well established as Glasgow's premier cocktail bar and late-night venue with one of the few 3am licenses in the city.

The property has been calculated to extend to the following gross internal area – 268.3 sqm / 2,888 sqft

Tenancy

The premises are held on a full repairing and insuring head lease on the following terms –

Tenant: JESSIESGW23 Ltd
Expiry: 13/06/2047
Passing Rent: £75,715pa until 30/09/2028
Rent drops to £65,000pa from 01/10/2028
Landlord Break: 04/02/2043
Rent Reviews: 5 yearly. Next RR 01/10/28 to higher of £65,000pa or OMV.

Price

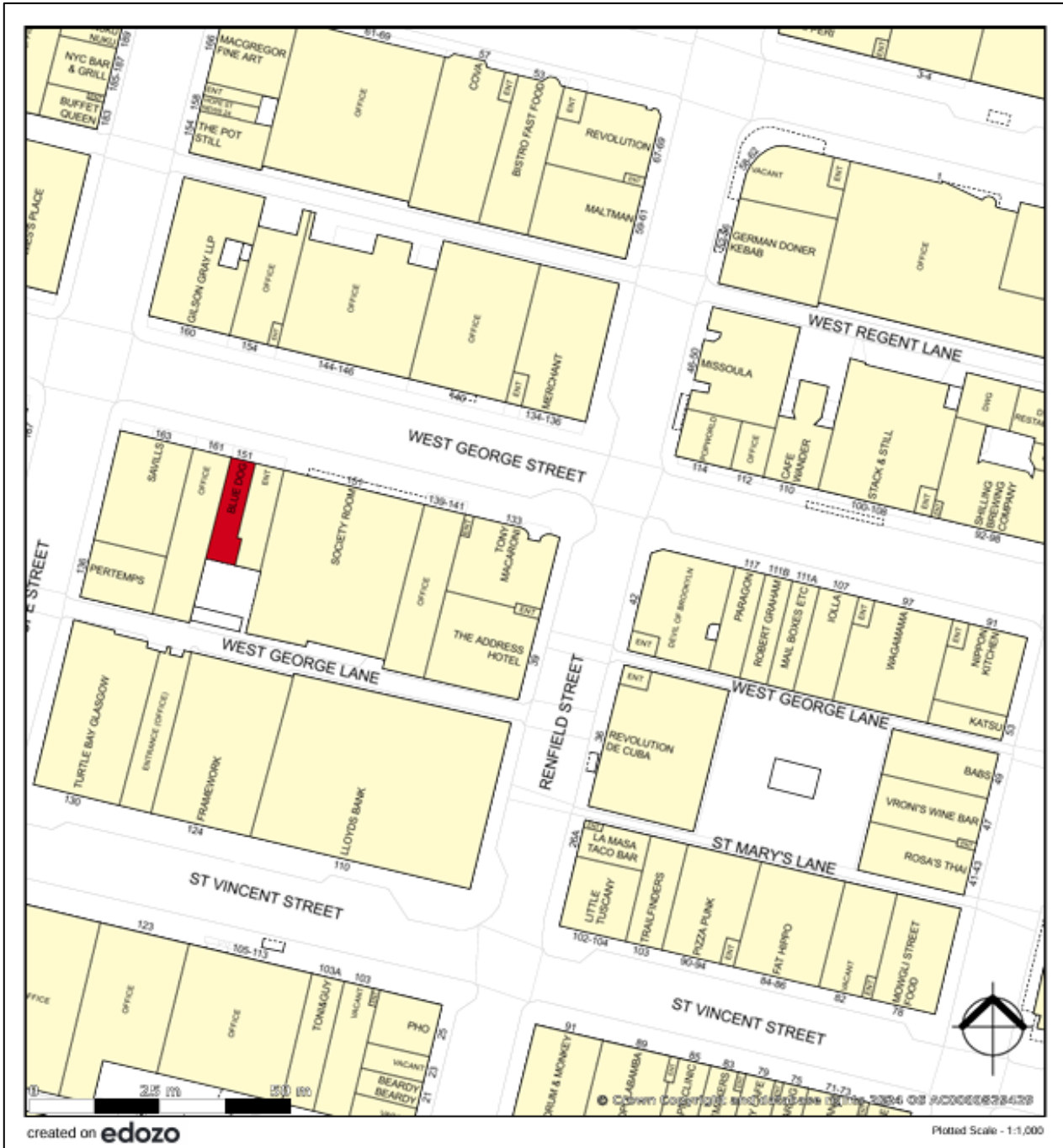
Offers in excess of £655,000 are invited.

VAT

VAT is applicable although we anticipate the property will qualify as a Transfer of a Going Concern (TOGC).

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.





BRITTON
PROPERTY

Investment For Sale

BlueDog, 151 West George Street
Glasgow G2 2JJ



Viewing strictly by appointment with BRITTON PROPERTY

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