



## Prime City Centre Restaurant Opportunity

**Fully fitted licensed premises**

**Subject to Vacant Possession**

**Rent: o/o £185,000pa**

**Premium: £100,000**

### Location

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

The property is situated in the prime leisure pitch on the east side of West Nile Street, near to Buchanan Street, the main shopping location in Glasgow city centre.

Nearby occupiers include All Bar One, TGI Fridays, The Ivy, Gaucho, Sugo Pasta, Franco Manca, Costa, Five Guys, Miller and Carter, Bread Meets Bread, Mowgli, Rosas Thai and Pizza Pilgrims.

### Accommodation

The premises comprise an extensively glazed restaurant unit arranged over ground floor, within a 4 storey blonde sandstone office building.

The unit has been fitted out to a high standard with a large customer seating area with kitchen, WC, staff room at the rear of the ground floor. The premises benefits from external seating with a large external secured bin storage area demised to the unit at the rear.

The premises extend to the following approximate areas:

Ground Floor: 5,500 sq ft / 510.97 sqm

### Rent

o/o £185,000pa are sought

### Premium

Offers at £100,000 are sought

### Lease

The subjects are available on a new FRI lease.

### Rates

Rateable Value: £128,000

UBR (2025/2026): £0.548

Rates Payable: £70,144

### Planning

The premises has a Class 3 (restaurant) planning consent.

### 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 ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.





## Anti-Money Laundering

Anti Money Laundering and Proceeds of Crime regulations require agents acting for both parties to all transactions to undertake due diligence on both the purchaser(s) and vendor(s) / landlord(s) and tenant(s). We must identify and verify all relevant parties, who are required to disclose all relevant information prior to the conclusion of the transaction.

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.