



Substantial Former Bar/Nightclub
Located in busy Glasgow Suburb
Premises Licence from 11am until midnight.
Rent / Price: On application
GIA: Total 16,037 sq ft / 1,489 sqm

Location

Shawlands is a busy suburb of Glasgow and is situated 5.8 miles south of Glasgow city centre and 19.3 miles north east of Kilmarnock. The area is well serviced by public transport with Crossmyloof, Shawlands and Pollokshaws East stations providing regular services to Glasgow city centre. The property occupies a prominent position on Moss Side Road with Crossmyloof train station 0.3 miles to the north west. The surrounding area is of mixed residential and commercial uses with a large number of independent operators located on the nearby Kilmarnock Road (A77).

Accommodation

The property comprises a two storey detached building in shell condition under a pitched roof. To the side elevation is a large external trade patio which would provide seating for a large number of customers if reinstated.

Ground Floor: Open plan trading accommodation formerly split into bar, restaurant and reception areas.

Basement: Additional trading accommodation accessed by a staircase towards the main ground floor entrance.

First Floor: The first floor provides an additional bar and restaurant trading area and is accessed by a staircase from the ground floor. Customer toilets and office are also located at this level.

The premises extend to the following approximate areas:

Ground Floor: 12,061 sq ft / 1,120 sqm

Basement: 564 sq ft / 52.00 sqm

Mid level 564 sq ft / 52.00 sqm

First 2,848 sq ft / 265 sqm

Rent

On application.

Lease

The subjects are available on a new FRI lease.

Sale Price

On application

Rates

Rateable Value: £85,000

UBR (2020/21): £0.545

Rates Payable: £46,325 pa

Planning

The premises is category A listed and is situated within Shawlands Cross conservation area.

Planning permission was granted (subject to conditions) in January 2020 (planning application number 19/02410/FUL) for



EPC

On application

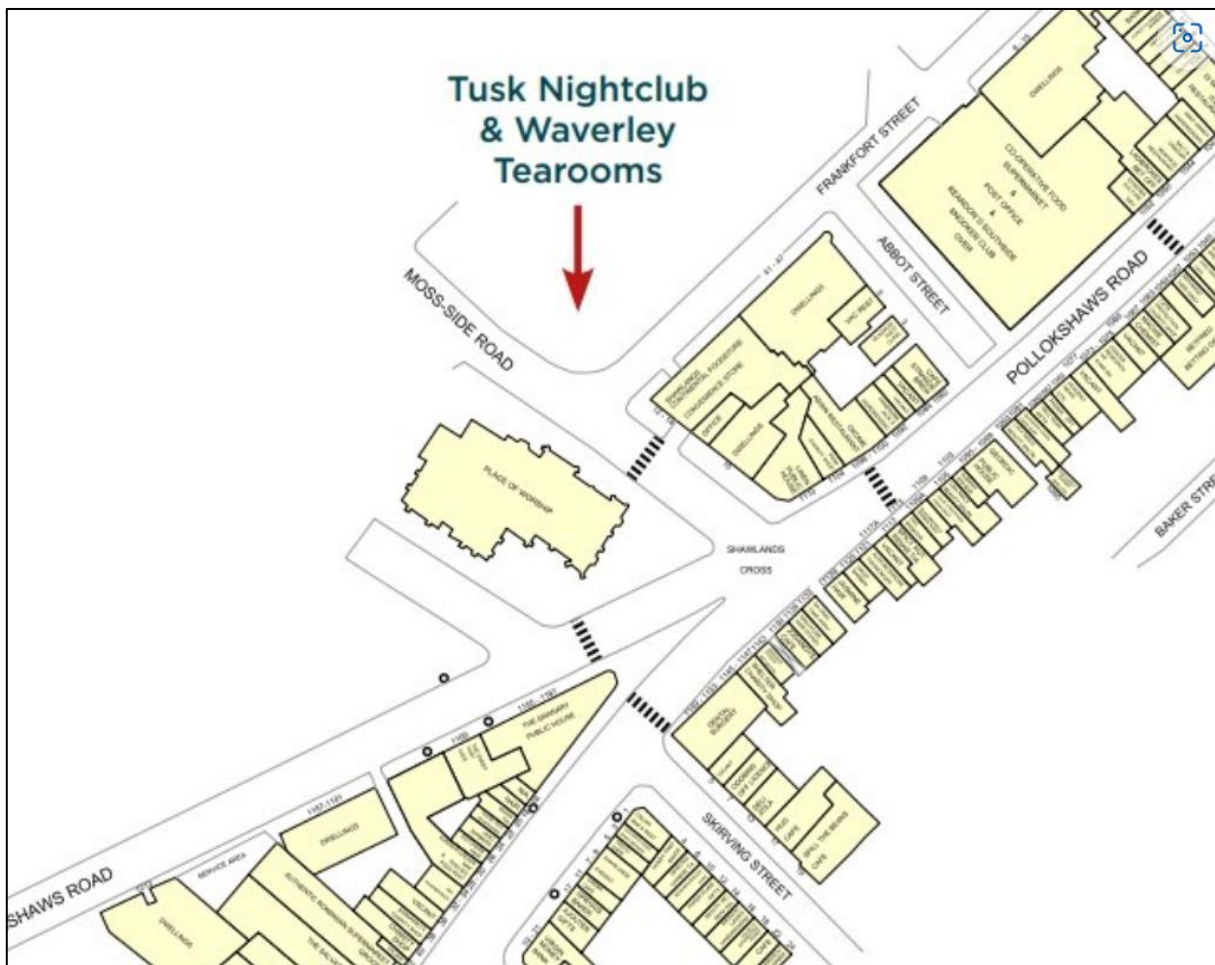
Legal Costs

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.

change of use of existing nightclub to a public house (sui generis). Further details can be found on Glasgow Council's website.

Premises Licence

The property benefits from a premises licence permitting the sale of alcohol from 11.00am until 12 Midnight Monday to Sunday.



Viewing strictly by appointment with BRITTON PROPERTY

Andrew Britton

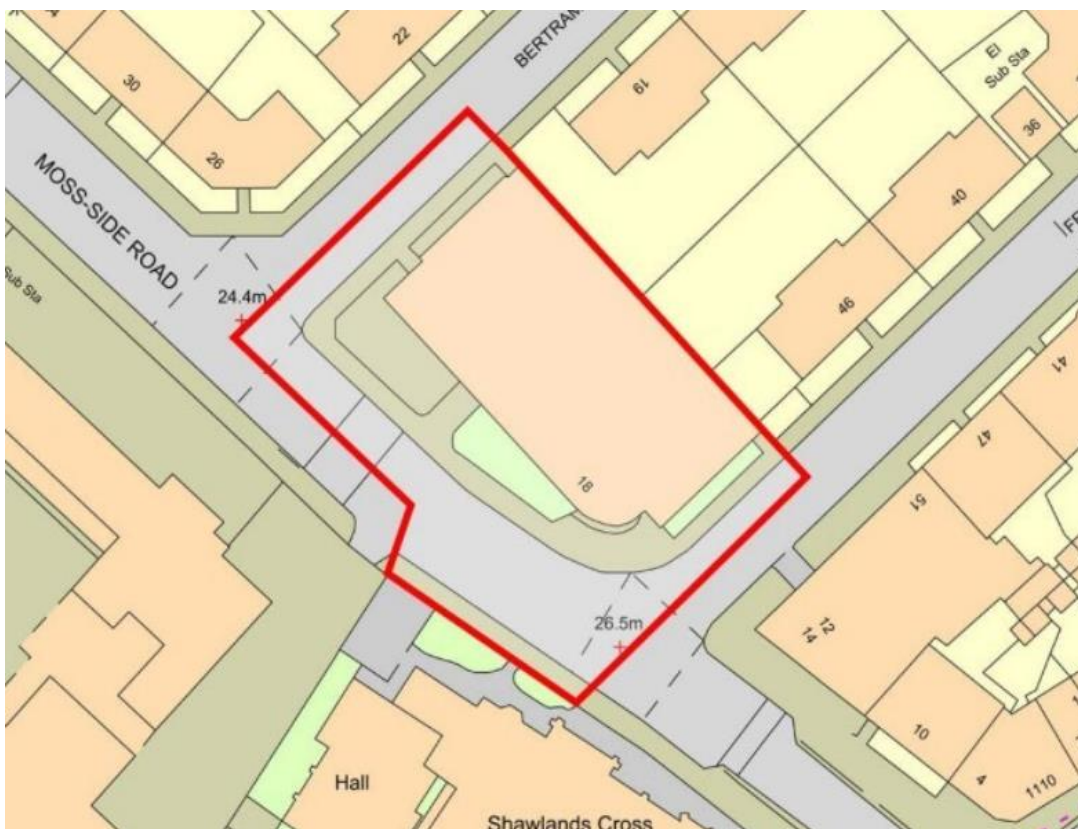
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Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and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





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To Let/May Sell

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