



Prime City Centre Restaurant / Bar Opportunity

Fully fitted licensed premises

Rent: On application

Premium: Offers sought

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 including Las Iguanas, 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 / bar unit arranged over ground and basement floors, within a 4 storey blonde sandstone office building.

The unit has been fitted out to a high standard with a large customer area at ground floor with kitchen, WC, staff room at basement level. 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: 3,100 sq ft / 288 sqm

Basement: 4,131 sqft / 383.78 sqm

Rent

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Lease

The subjects are available on a new FRI lease.

Rates

Rateable Value: £90,000

UBR (2025/2026): £0.554

Rates Payable: £49,860

Planning

The premises benefit from a Sui Generis Public House consent

EPC

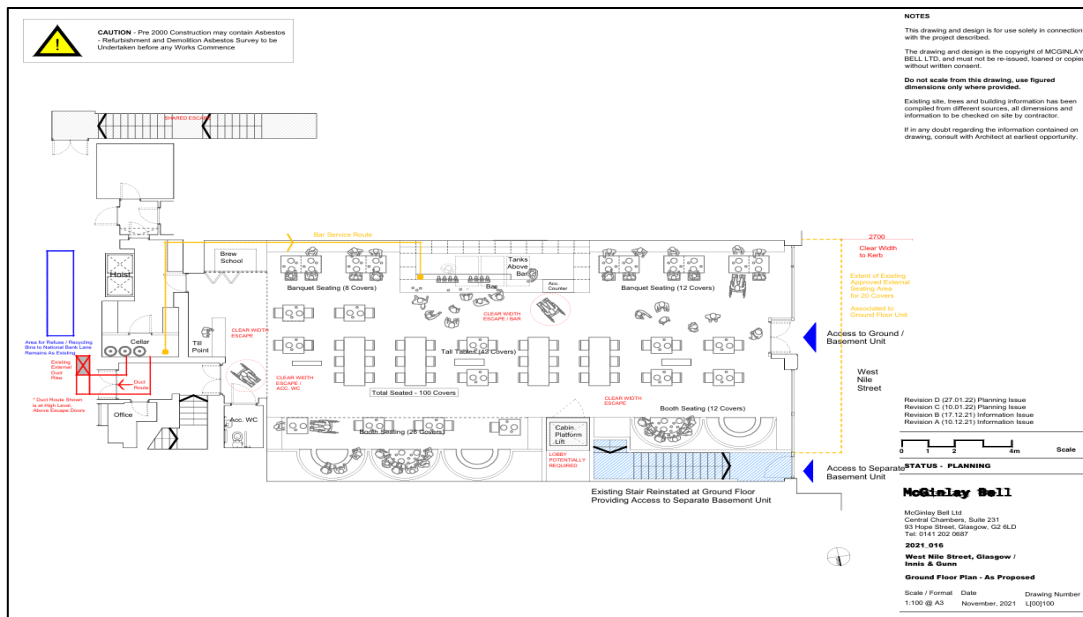
On application

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.

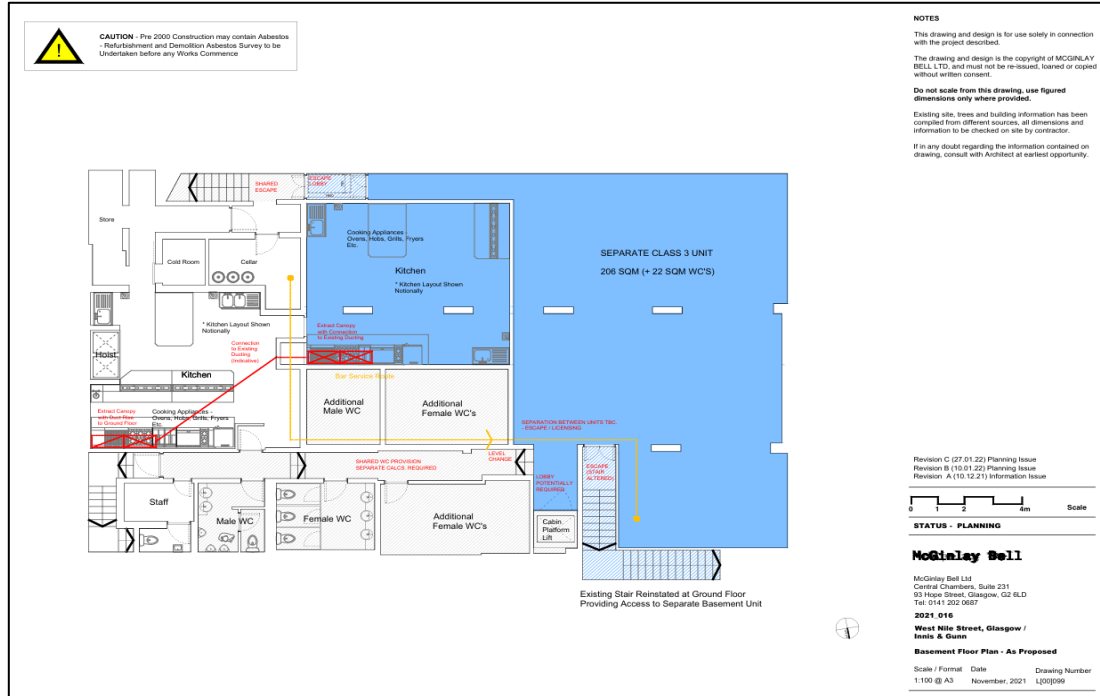


Ground Floor





Basement



Viewing strictly by appointment with -

BRITTON PROPERTY

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