



**Located in busy Strathbungo suburb**  
**Ground and Basement premises with Class 3 (Restaurant) Consent**  
**Premises Licence**  
**Retail / Coffee / Restaurant / Wine Bar opportunity**  
**Rent: o/o £32,500pa**  
**Price: o/o £445,000**

## Location

The property is situated on the south side of Torrisdale Street at its junction with Pollokshaws Road within the popular suburb of Strathbungo in the southside of Glasgow.

Strathbungo is a vibrant suburb of Glasgow with a variety of eateries, cafe's and businesses in close proximity. Bus stops and road access into the city centre are close by along with Queens Park train station only a short walk.

## Accommodation

The property comprises the ground floor and basement of a larger traditional sandstone tenement building. Internally the property offers an open plan space with disabled w.c. facilities.

The basement is accessed via a staircase to the rear of the demise offering cold store, w.c. facilities, cellar, ancillary storage and rear door.

## Rent

Offers over £32,500pa exclusive are invited.

## Lease

The subjects are available on a new FRI Lease.

## Price

Offers over £445,000 are sought.

## Rates

Rateable Value: £31,500  
UBR (2026/27): £0.481  
Rates Payable: £15,151.5

## Planning

The premises benefits from Class 3 (Restaurant) Planning Consent. Permitted change to Class 1A.

## 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.



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Licenced Premises  
697 Pollokshaws Rd, Glasgow G41 2AB





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## 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**

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