



Prime City Centre Restaurant Investment

FRI Lease

Rent: £30,000pa (Reversionary Rent – ERV £55,000pa)

Expiry: May 2035

Price: o/o £495,000

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 prime central location on the north side of Bath Street, close to its junction with West Nile Street and in close proximity to both Buchanan Street and Sauchiehall Street.

Nearby occupiers include Ladbrokes, Evans Cycles, Maki & Ramen and The Post Office as well as many office occupiers within the immediate vicinity,

Accommodation

The premises comprise a fully fitted, double fronted restaurant arranged over ground and basement floors within a 4-storey blonde sandstone building.

The ground floor is fitted out to the tenant's standard specification consisting of 52 covers and a bar area to the front with commercial kitchen and disabled WC at the rear.

A staircase to the right of the bar leads to the basement which has male and female customer toilets, storage area and large kitchen prep area with walk-in fridge.

Tenancy

The property is held on a full repairing and insuring lease on the following terms –

Tenant: O Sole Mio (Glasgow) Ltd t/a O Sole Mio
Expiry: May 2035
Rent Reviews: 5 yearly to OMV
Passing Rent: £30,000pa

Price

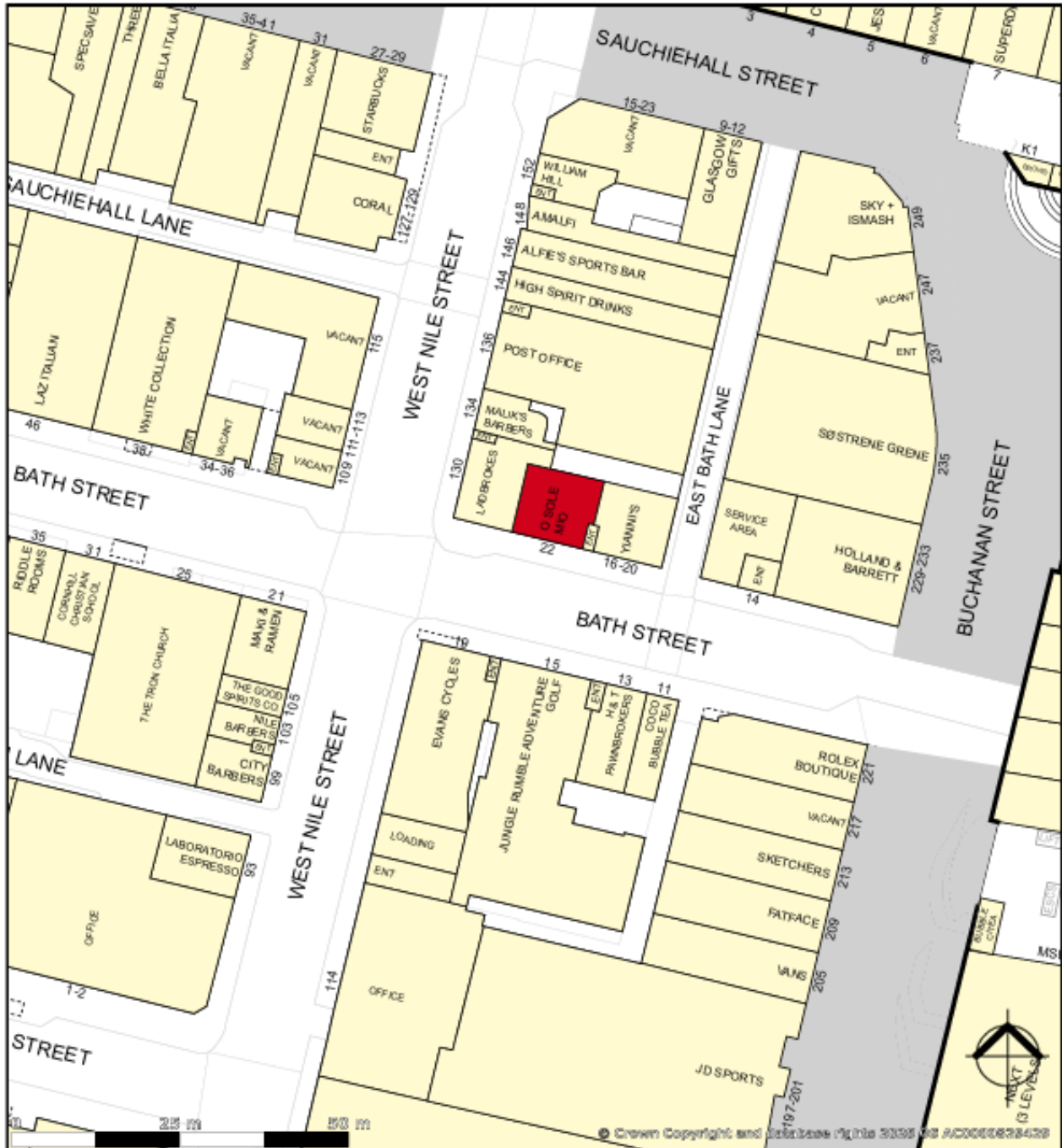
Offers over £495,000

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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Plotted Scale - 1:800



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

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