



HOT FOOD TAKEAWAY UNIT
LOWER GROUND FLOOR LEVEL

TO LET/MAY SELL

600 SQ FT

(55.74 SQ M)

- Fitted unit with hot food takeaway consent
- Located in Glasgow's Central Business District
- Easy walking distance of bars, nightclubs and student residences

DESCRIPTION

The property comprises a fitted hot food takeaway unit at lower ground floor level which benefits from a fully glazed shop front and a small outside seating area to the front. The property is accessed via a short stairway which leads into the premises and is secured by a roller shutter.

Internally, the unit provides a front sales and seating area with an ancillary storage/prep area and staff toilet to the rear. The unit comes with appliances such as a hooded extraction unit and a commercial grade gas stove.

LOCATION

The property is located on the northern side of West Regent Street between its junctions with Blythswood Street and West Campbell Street, within Glasgow's Central Business District and within easy walking distance of bars, nightclubs and student residences.

Major office employers in the vicinity include Keppie Design, Redpath Bruce, Unite Union, Aviva and HM Courts & Tribunal Service.

ACCOMMODATION

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
LG	600	55.74	Available
Total	600	55.74	

TERMS

The property is available to let by way of a new lease of negotiable duration, on full repairing and insuring terms. Rental offers in the region of £14,000 per annum exclusive are invited. Alternatively, our clients may consider a sale of the property

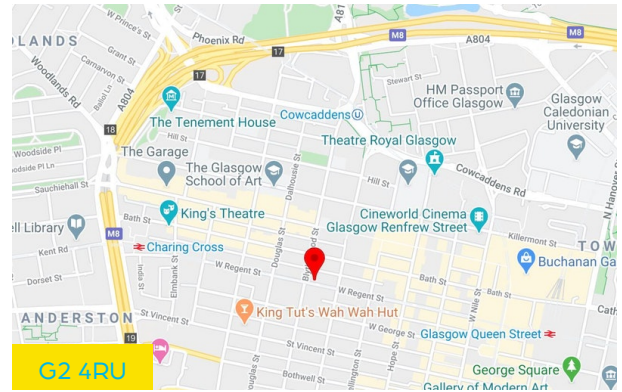
PLANNING

The property benefits from established planning consent for use as a hot food takeaway unit.

RATEABLE VALUE

The property is entered in the current Valuation Roll with a Rateable Value of £6,200, which on the basis of the rate poundage equates to rates payable of approximately £3,044.20 for the year 2019/2020.

The property does however qualify for 100% rates relief through the Small Business Bonus Scheme for eligible occupiers.



VIEWING & FURTHER INFORMATION

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