

# TO LET

Restaurant / Retail Premises

59 Bell Street  
Glasgow  
G1 1LX



## LOCATION

The property is located on the south-east side of the fashionable Merchant City area of Glasgow. The property occupies a corner position at the junction of Bell Street and Walls Street with the surrounding properties comprising a mix of bars, restaurants, retail and residential uses. Nearby occupiers include the renowned Café Gandolfi and the Merchant Square leisure hub (which includes numerous leisure operators such as O'Neill's and Metropolitan).

## DESCRIPTION

The property comprises a ground floor of 4,916 sq ft (456.70 sq m).

## PLANNING

The property currently benefits from Class 1 (Retail) consent, however we are in the process of submitting an application for Class 3 consent, which we hope can be achieved.

## TENURE

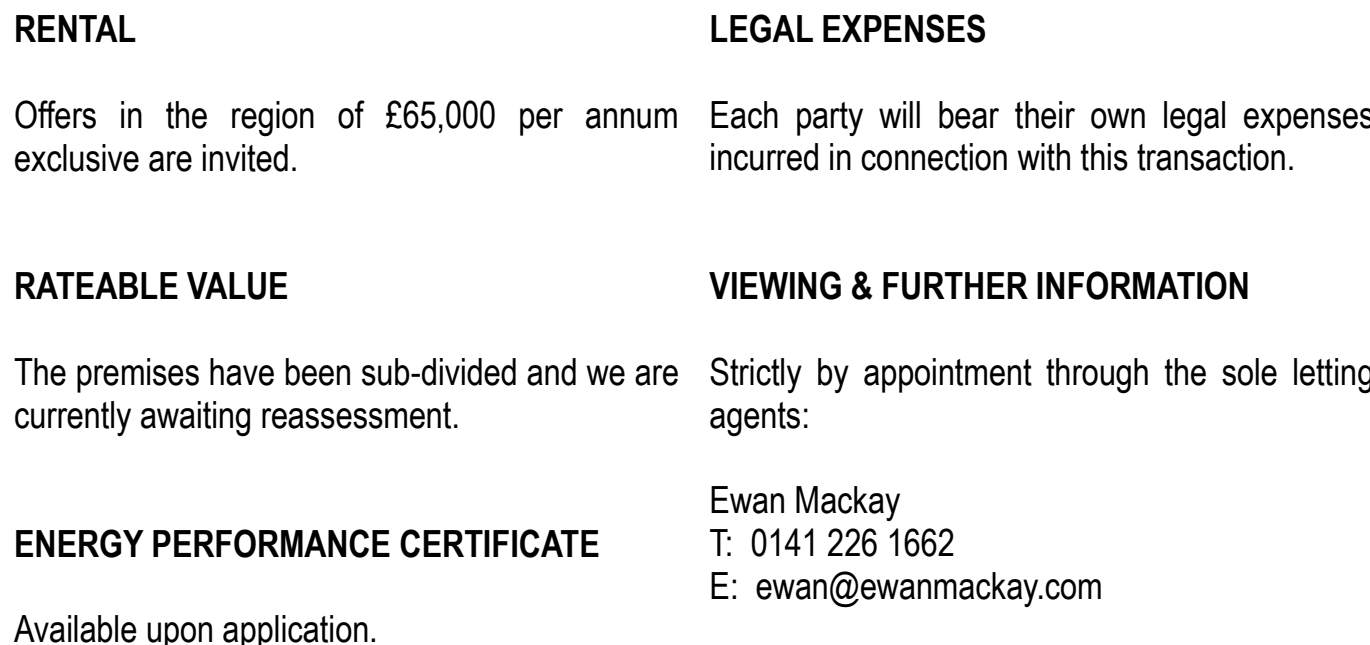
The subjects are available on a new full repairing and insuring lease for a term to be agreed, subject to five-yearly upward only rent reviews.

**0141 226 1662**

[www.ewanmackay.com](http://www.ewanmackay.com)

234 West George Street, Glasgow, G2 4QF

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## LEGAL EXPENSES

Each party will bear their own legal expenses incurred in connection with this transaction.

## VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Ewan Mackay  
T: 0141 226 1662  
E: [ewan@ewanmackay.com](mailto:ewan@ewanmackay.com)

Available upon application.