

TO LET

Licenced Restaurant Premises with Class 3 Consent



High levels of pedestrian footfall/passing traffic

NIA: 613.55 sq m (6,605 sq ft)

Prominent display frontage On street car parking

Licenced restaurant consent

Rent: £55,000 pax

City centre location

545 Sauchiehall Street, Glasgow, G3 7PQ



LOCATION

The subjects are located upon Sauchiehall Street within Glasgow City Centre. Glasgow has a population in excess of 600,000 and a catchment population in the order of 2 million.

Sauchiehall Street comprises part of the prime licensed/leisure circuit within the city centre and forms a busy main arterial route connecting Glasgow's West End with the City Centre.

The subjects are located to the west of Charing Cross located in the vicinity of the park area of Glasgow. The subject property is located within a mixed use area with a number of residential dwellings, leisure premises and office users. The retail parade enjoys a good level of footfall. There are a number of restaurant operators within the nearby vicinity. This area of the city has seen an increase in the number of restaurants open in the immediate vicinity, making it a popular location for emerging operators.

The plan overleaf illustrates the approximate location of the subjects for information purposes only.

DESCRIPTION

The subjects comprise a ground floor and basement premises within a 3 storey blonde sandstone building. The subjects provide extensive accommodation over ground and basement levels. Please see indicative layout plans overleaf which show possible space planning for the property. Given the internal layout, the property lends itself well for a restaurant/leisure operator. Internally there are two staircases in the premises which give access to the basement area.

The unit has been stripped back to a shell state to allow for a tenants fit out. The landlord has carefully restored the internal stone walls to create an attractive feature in the premises.

An attractive timber and glazed shop front has been recently installed which allows a high degree of natural daylight into the premises. This is currently boarded over by timber hoardings due to recent refurbishment works. The landlord has also gained the relevant plans and permissions to construct an additional mezzanine level to the ground floor of the property.

Commercial Agency • Commercial Valuation • Development & Trade Related Appraisals • Building Consultancy Development & Investment Consultancy • Acquisitions • Dispute Resolution • Rent Reviews Compulsory Purchase & Compensation • Rating • Property Management • Commercial EPC

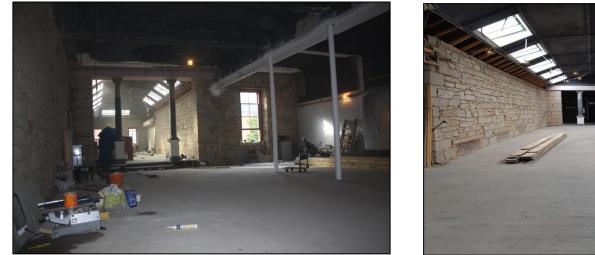


TO LET

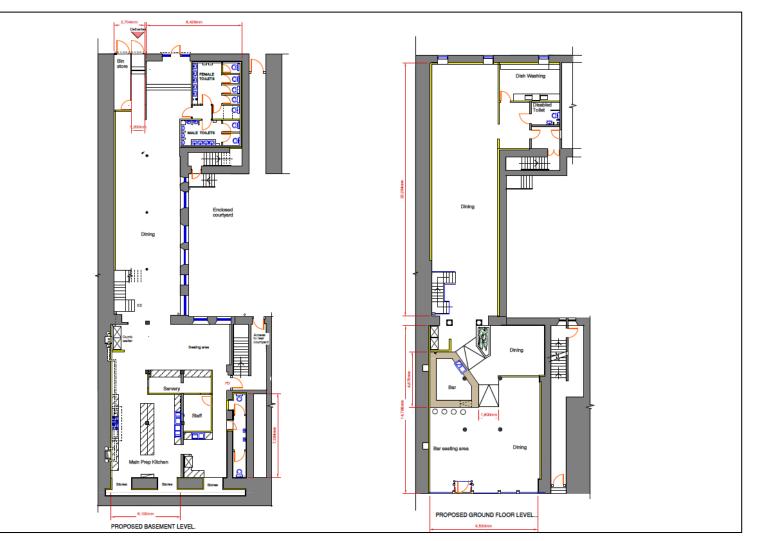
Licenced Restaurant Premises with Class 3 Consent



545 Sauchiehall Street, Glasgow, G3 7PQ







Date of publication September 2018

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

TO LET

Licenced Restaurant Premises with Class 3 Consent



545 Sauchiehall Street, Glasgow, G3 7PQ

ACCOMMODATION

SHEPHERD COMMERCIAL

From measurements taken on site and in accordance with the RICS code of measuring practice (6^{th} edition), we calculate the subjects extend as follows:

Approximate Net Internal Area:

Ground Floor	306.72 sq m	3,302sqft
Basement	306.83 sq m	3,303sqft

Total 613.55 sq m 6,605sqft

RENT/LEASE TERMS

Our client is seeking offers in excess of **£55,000 per annum** excluding VAT for the benefit of a lease on standard commercial terms incorporating regular upwards only rent reviews.

RATING

The premises are entered in the current Valuation Roll with a rateable value of **£34,250**.

PLANNING

We understand that the property has Class 3 planning consent for a restaurant premises. The property benefits from operation hours from 1200 – 2300 7 days a week. Planning documentation can be provided to interested parties upon request.

EPC

A copy of the energy performance certificate can be provided to interested parties upon request.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party is responsible for their own reasonably incurred legal costs.

VIEWING

For further information or viewing arrangements please contact the sole agents:

- A Shepherd Chartered Surveyors, 5th Floor, 80 St. Vincent Street, Glasgow, G2 5UB
- T 0141 331 2807
- E Adam Honeyman a.honeyman@shepherd.co.uk Calvin Molinari - c.molinari@shepherd.co.uk



Publication Date: 27/06/19

W www.shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respection.