



### 545 Sauchiehall Street, Glasgow, G3 7PQ



- NIA: 613.55 sq m (6,605 sq ft)
- City centre location
- Prominent display frontage
- On street car parking
- High levels of pedestrian footfall/passing traffic
- Licenced restaurant consent
- Rent: **£55,000 pax**

#### VIEWING & FURTHER INFORMATION:

Adam Honeyman  
a.honeyman@shepherd.co.uk

Calvin Molinari  
c.molinari@shepherd.co.uk

T: 0141 331 2807

[www.shepherd.co.uk](http://www.shepherd.co.uk)

#### 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.



Date of publication September 2018



# TO LET

## Licensed Restaurant Premises with Class 3 Consent



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#### ACCOMMODATION

From measurements taken on site and in accordance with the RICS code of measuring practice (6<sup>th</sup> 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

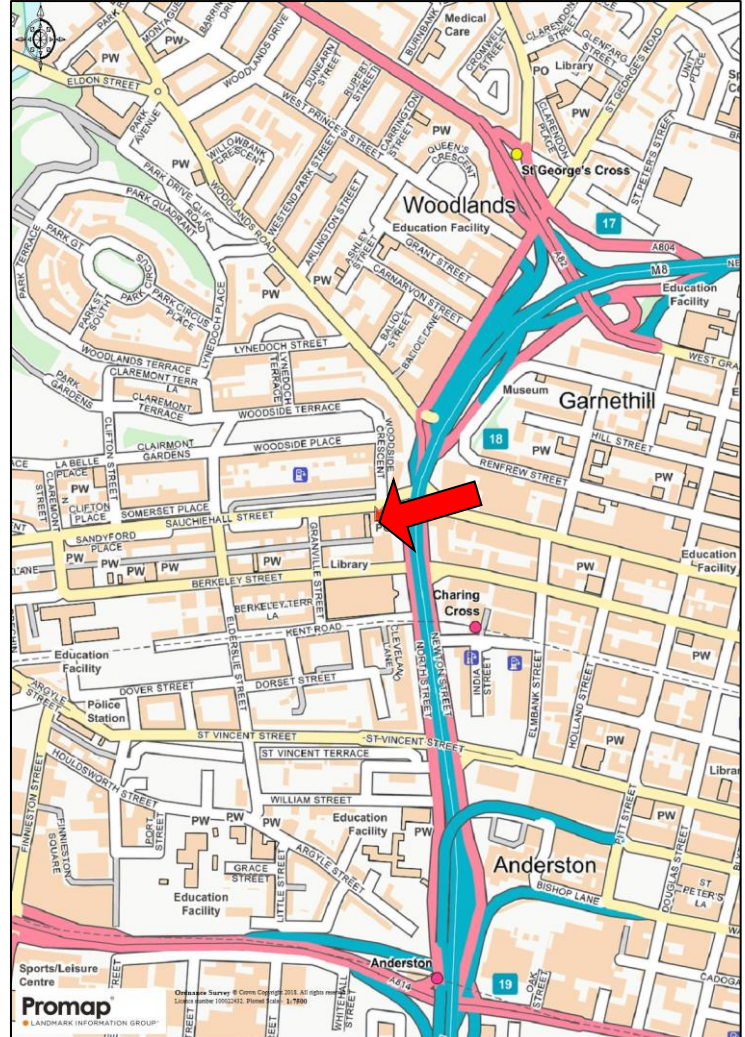
For further information or viewing arrangements please contact the sole agents:

**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**

**W [www.shepherd.co.uk](http://www.shepherd.co.uk)**



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