

TO LET

21-25
BOTHWELL ST
GLASGOW

G2 6NL

FITTED RESTAURANT OPPORTUNITY

- _ 9,400 sq ft (873 sq m)
- _ Prime corner location
- _ 80m from Central Station
- _ Available on a new lease
- _ Suitable for restaurant or bar use



The premises comprise a fitted restaurant and courtesy of the substantial return frontage the site gives the strongest profile of any F&B property on Bothwell Street.



21-25 BOTHWELL ST



Glasgow is the UK's 4th largest city and has a population of **635,000** with a catchment of 2m within a **20 minute drive time.**



The City Centre is one of the **strongest F&B destinations** in the country and home to a wide range of successful national and independent operators.



Bothwell Street is the **premier office address** in Glasgow's Central Business District and the location of the property at the eastern end of the thoroughfare makes it instantly accessible to the City's maximum footfall zone, just **80m away, at Central Station.**

21-25 BOTHWELL ST GLASGOW

G2 6NL



ACCOMMODATION

Arranged over ground and basement floors, the approximate Gross Internal Areas are as follows:

FLOOR	SQ FT	SQ M
Ground	6,451	600
Basement	2,938	273
TOTAL	9,389	873

RENT

£120,000 per annum exclusive.

TENURE

The subjects are available on a new long term lease.

RATES

Rateable Value:	£137,000
UBR (2024/25):	£0.559
Rates Payable:	£76,583

(Interested parties are advised to make enquiries with the Local Authority)

SERVICE CHARGE

Further details on the subjects share of the building service charge is available on request.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC RATING

Full Energy Performance Certificate available on request.

FURTHER INFORMATION & VIEWING

Further Information & viewing upon request. Viewing strictly by appointment with Savills.



John Menzies
john.menzies@savills.com
07808 479 265

Michelle McLaughlin
michelle.mclaughlin@savills.com
07977 851 507

Savills for themselves, and where applicable their joint agent(s), and for vendors or lessors of this property whose agents they are give notice that: i) these particulars are produced in good faith and are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them; ii) no person in the employment of Savills, and where applicable their joint agent(s), has any authority to make or give any representation or warranty in relation to this property. July 2024.