

Prominent licensed restaurant complex

**TO LET / MAY SELL**

Formerly Italian Bistro / Indian Platform

**Great Western Road, Glasgow**





## Location

The property occupies a prominent position on the junction of Great Western Road and Shelley Road, the access to the **Jury's Pond Hotel** and **Gartnavel Hospital**, in the heart of the prosperous West End of Glasgow.

The surrounding neighbourhoods provide almost entirely privately owned residential accommodation ranging from flatted dwellings to substantial detached villas; whilst the shopping areas of Byres Road and Anniesland Cross lie to the east and west respectively.

Glasgow is Scotland's major city, with a population of around 600,000. The city boasts some of the best shopping outside of London; several major universities; international tourist attractions; and easy access to the rest of Scotland.

## Description

The premises comprise the grade B Listed former Kelvinside Station, designed in the Italianate style by the renowned Scottish architect Sir J.J. Burnett, and constructed in 1897; with a number of more modern extensions.

Reconstructed in the late 1990's, the premises now offer at ground level a restaurant housing some 80 – 100 covers, and a dispense bar / waiting area with seating for another 10. There is a fully equipped kitchen, plus stores and the usual offices.

Ground floor restaurant & bar



Mezzanine bar area



First floor restaurant



The mezzanine cocktail bar, which can seat another ten persons, is accessed by an impressive stairway from the side of the ground floor, with its own entry from the car parking area. This area can be used either on its own or as a reception / holding area for the first floor restaurant. Access to the external roof terrace is also gained from this area.

A further flight of steps leads into the first floor restaurant, which can also double as a function room. This area can seat around 60 people as a restaurant. It is served by its own fully equipped kitchen, and shares toilets and other offices with the mezzanine bar.

## Accommodation

From measurements taken on site and from plans provided to us we would calculate that the areas of the property are as follows:

GF (gross)	- 306.86 m <sup>2</sup>	(3,303 sq.ft.)
GF bar	- 50.50 m <sup>2</sup>	( 543 sq.ft.)
GF restaurant	- 92.25 m <sup>2</sup>	( 993 sq.ft.)

Mezz (gross) - 113.71 m<sup>2</sup> (1,224 sq.ft.)

FF(gross)	- 159.51 m <sup>2</sup>	(1,717 sq.ft.)
FF restaurant	- 94.80 m <sup>2</sup>	(1,020 sq.ft.)

Total (gross) - 580.08 m<sup>2</sup> (6,244 sq.ft.)

## Rating

We understand that the property is entered in the Valuation Roll at NAV £79,800.

## **EPC**

An Energy Performance Certificate has been commissioned and can be made available to interested parties.

## **Lease terms**

Our clients are seeking to lease the premises as a whole on a modern full repairing and insuring lease incorporating regular rent reviews

## **Rental**

Offers in excess of **£80,000 per annum** are invited.

## **Premium**

Offers are invited for the fixtures and fittings.

## **Sale**

Whilst our clients preference is to lease the property, they will consider offers for their interest. The property is currently held on a ground lease from BRB (Residuary) Ltd at a rental of £1 per annum expiring in May 2081 (66 years unexpired)..



## **Alternative uses**

The property has considerable potential for alternative uses, such as boutique hotel, restaurant with rooms, childrens nursery, healthcare, offices, or residential. In each case planning consent will be required, and interested parties should make their own enquiries of the local planning authorities.

## **Entry**

By arrangement.

## **Viewing And Further Information**

On application to the sole agents:

Colin Ely & Company  
Chartered Surveyors  
40 St. Enoch Square  
Glasgow G1 4DH  
Tel: 0141 - 221 5233  
e-mail: [colin.ely@btconnect.com](mailto:colin.ely@btconnect.com)

### **PROPERTY MISDESCRIPTIONS ACT (1991)**

1. The information contained within these particulars has been checked and unless otherwise stated is understood to be materially correct as at the date of publication. After these details have been printed, circumstances may change outwith our control. When we become aware of any material change we will advise all enquirers accordingly.

2. Date of publication: April 2015