

To Let

Prime Restaurant Opportunity



 West Regent
Street
Glasgow

- Highly Prominent Restaurant Opportunity
- Fantastic City Centre Location
- Open Plan Unit with full height glazed frontage onto West Regent Street
- Substantial Unit extending to 4,492 sq ft

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Location

Glasgow is Scotland's largest city benefitting from a resident population of 660,000 people and an estimated shopping catchment of 2 million within a 20 minute drive time.

2 West Regent Street occupies a highly prominent corner position at the junction of West Nile Street and West Regent Street in the heart of Glasgow City Centre. The unit occupies an enviable position located a one minute walk from Buchanan Street, the prime retail pitch within the city, whilst also being situated in the prime office district. The unit comprises the ground floor of the Grade A office building 2 West Regent Street and sits directly opposite the fully let Grade A office development, 1 West Regent Street which is regarded as one of Glasgow's best office buildings.

Being situated close to the prime retail pitch and the office core means that the location benefits from shoppers, business lunch and post business trade. Nearby occupiers include **Doner Haus, Dim Sum Restaurant, H&M, Laboratorio Espresso and Shilling Brewing Co.**

Description

The property comprises a modern, open plan restaurant unit benefitting from having a fully glazed frontage onto West Regent Street. Internally the space has a modern, industrial décor with concrete screed floor and exposed ceiling features. This well configured unit is partially fitted with a bar, toilet facilities, chill store and stainless steel kitchen fittings.

The open plan space is split with customer seating area, kitchen with full extraction and bar servery to the front with toilet facilities, kitchen store and cellar to the rear.

Areas

The unit has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice (6th Edition).

The unit extends to the following GIA.
Ground Floor: **4,492 sq ft / 417.32 sq m**

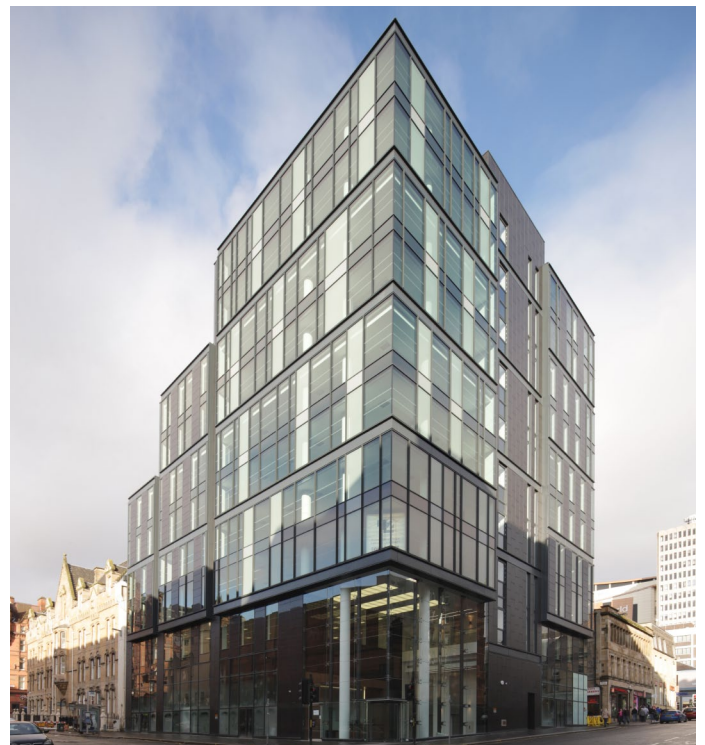
Rates

We have been informed that the rateable value of the property is £106,000. The UBR for 2018/2019 is 50.6p in the pound for properties with a rateable value over £51,000.

Rates payable for the unit are therefore £53,636 per annum. We advise all interested parties to make their own enquiries with the local authority.

Planning

The unit benefits from Class 3 (Restaurant) consent. Under the Town and Country Planning (Use Classes) (Scotland) Order 1997 this permits change to Class 1 (Retail) and Class 2 (Financial and Professional).





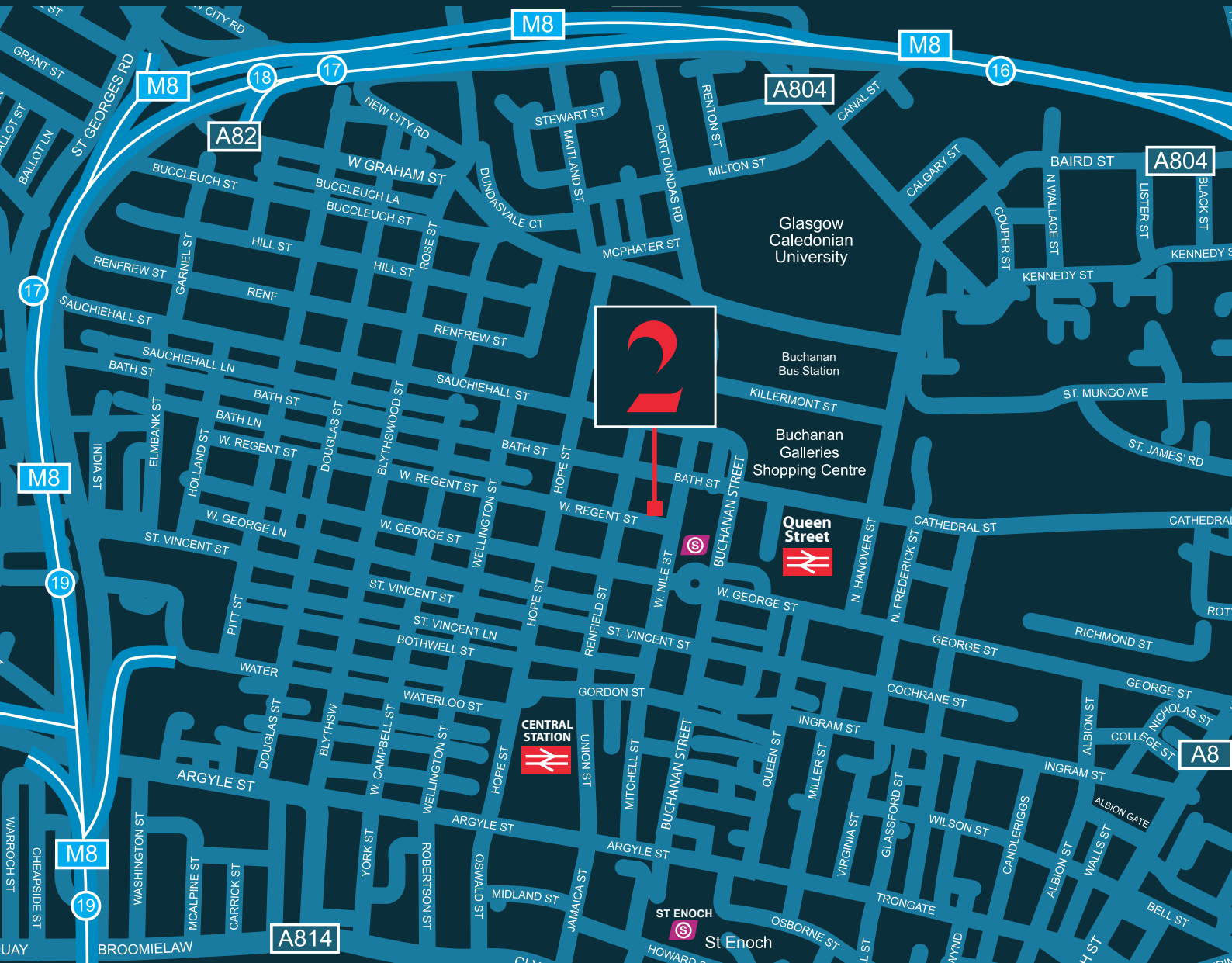
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