



NINE
RENFIELD
STREET

GLASGOW G2 5EZ

PRIME CITY CENTRE BAR & RESTAURANT OPPORTUNITY

Ground Floor Restaurant/Bar/Retail Class 3 Consent In Place

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DESCRIPTION

The subjects comprise of a c. 3,000 sq ft good quality fully fitted ground floor bar and restaurant with takeaway facility located in the heart of Glasgow city centre.

The unit benefits from a large commercial grade kitchen with full extraction system and walk-in fridge freezer. Separate male, female and accessible toilets are located to the rear of the property.

Ground Floor | c. 3,000 sq ft | c. 279 sq m

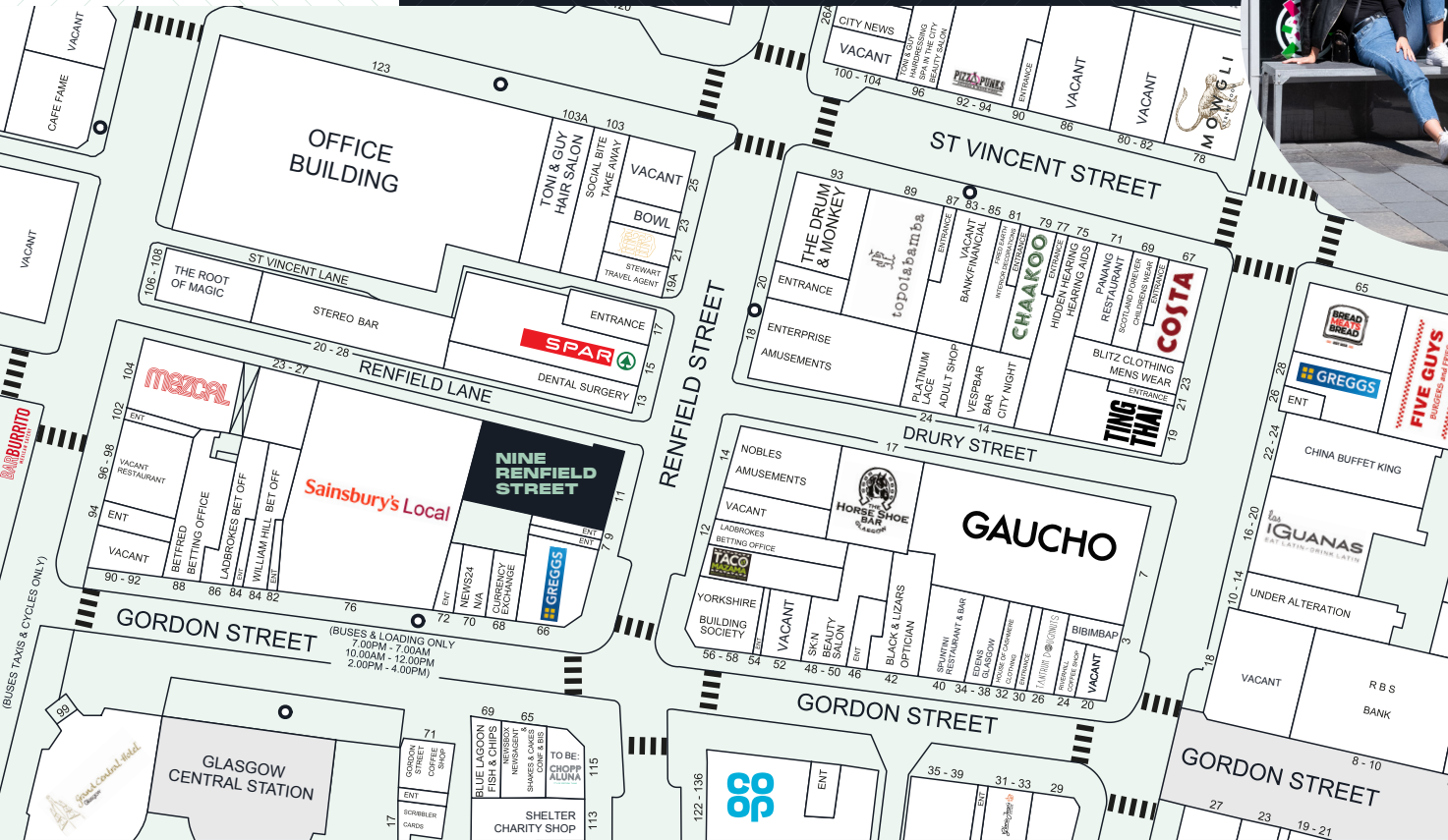


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LOCATION

Glasgow is Scotland's largest city and benefits from an immediate population of around 600,000 people and a wider catchment in the order of 2 million people.

The premises are positioned on the west side of Renfield Street, close to it's junction with Gordon Street and Central Station, as such benefiting from being in close proximity to all the prime retail, office and night life areas with significant day and night-time footfall passing the front door.



Only a 3 minute walk to Buchanan Street, which features the following occupiers:

Ray-Ban



DIESEL
FOR SUCCESSFUL LIVING

Paperchase

URBAN OUTFITTERS

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ALCOHOL LICENCE

The Premises licence is in place therefore allowing for easy transfer to the new occupier.

Licensed Hours:

On Sales: 11am to 11pm 7 days a week
Off Sales: 11am to 10pm 7 days a week

RENTAL

Available upon application.

TENURE

The property is available on a new FRI lease for a term to be agreed.

RATEABLE VALUE

We are verbally informed by the Local Rating Authority that the rating assessment is as follows:

Rateable Value: £74,000

Rates Payable : £36,408

EPC

Available upon application.

LEGAL EXPENSES

Each party will bear their own legal expenses incurred in connection with this transaction.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the letting agent:

Syme
PROPERTY CONSULTANCY

DONALD SYME

0141 285 7945

donald@symeproperty.co.uk
symeproperty.co.uk

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