

TO LET

FULLY FITTED BAR/RESTAURANT

MERCHANT CITY GLASGOW
— INDEPENDENT SPIRIT —
MERCHANT SQUARE
GLASGOW
— REBUILT 1886 —
WHERE IT NEVER RAINS



Artists Impression

FORMER

THE BEER CAFE

71-73 ALBION STREET, MERCHANT SQUARE, GLASGOW, G1 1NY

CDLH RICS
Creevy Darroch
www.cdlh.co.uk

LOCATION MAP



- Part of the highly successful Merchant Square venue.
- Excellent location in the centre of the square.
- Immediately adjacent to new £300 million Candleriggs Square Development.
- Ground Floor - 1,641 sq. ft.; Basement - 996 sq. ft.; Courtyard - 232 sq. ft.
- In the heart of Glasgow's student quarter.
- Hard fitted public house, with quality frontage to Candleriggs.
- Seating for a total of 100 persons, split 60 internal, 20 internal courtyard and 20 on external front.
- 🕒 Rental - £42,000 per annum. **NIL PREMIUM.**



THE SQUARE

Merchant Square is a historic building, which forms part of Glasgow's Old Fruitmarket and lies in the heart of the Merchant City. The square now provides a destination venue for eating, drinking and entertainment.

Existing tenants provide a fantastic mix of restaurant, bar and entertainment uses.

**M-CITY, BAR SOBA, THE TAP YARD, O'NEIL'S, NQ64,
TABLE TWENTY-EIGHT, ESCAPE REALITY, ONE UNDER GOLF,
PANIA, SIX BY NICO (OPENING NEARBY)**

The Beer Café is situated in an excellent trading position within Merchant Square. The premises benefit from good quality frontage to Candleriggs, the core trading area of the Merchant City. There is also external seating available on Candleriggs, direct to the front.

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DEVELOPMENTS
THE NEW STUDENT QUARTER

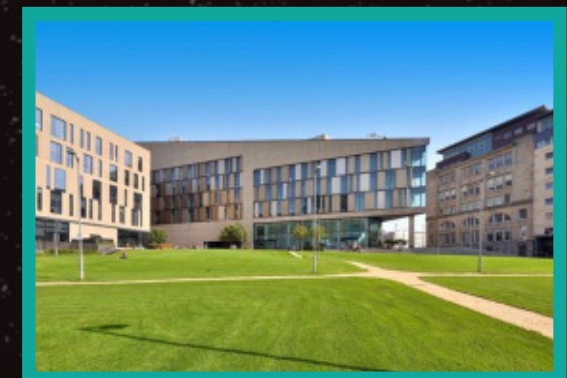
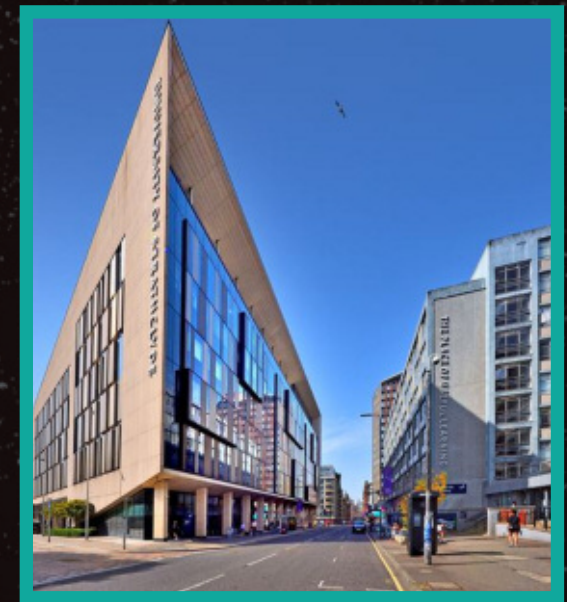


Candleriggs Square, a new £300 million development, is under construction virtually across from Merchant Square. Construction of the 215,000 square feet, 500-bed student hotel will complete in late 2023, whilst a 346-apartment build-to-rent scheme will complete in 2024.

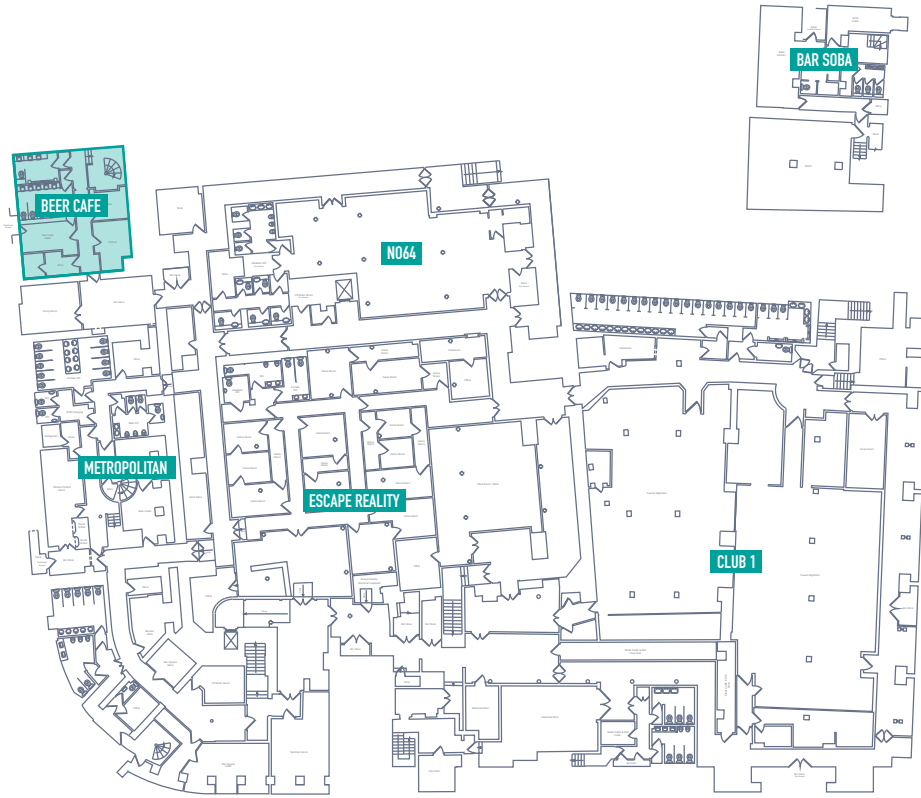
Get Living has secured planning consent for Scotland's largest BTR scheme - 727 units behind High Street Station, located 500 metres from Merchant Square.

Collegelands is part of a £200 million development project. The development comprises 588 student study bedrooms. The development is situated very close to **Tontine House**, which is to undergo a 115,000 sq.ft. office renovation.

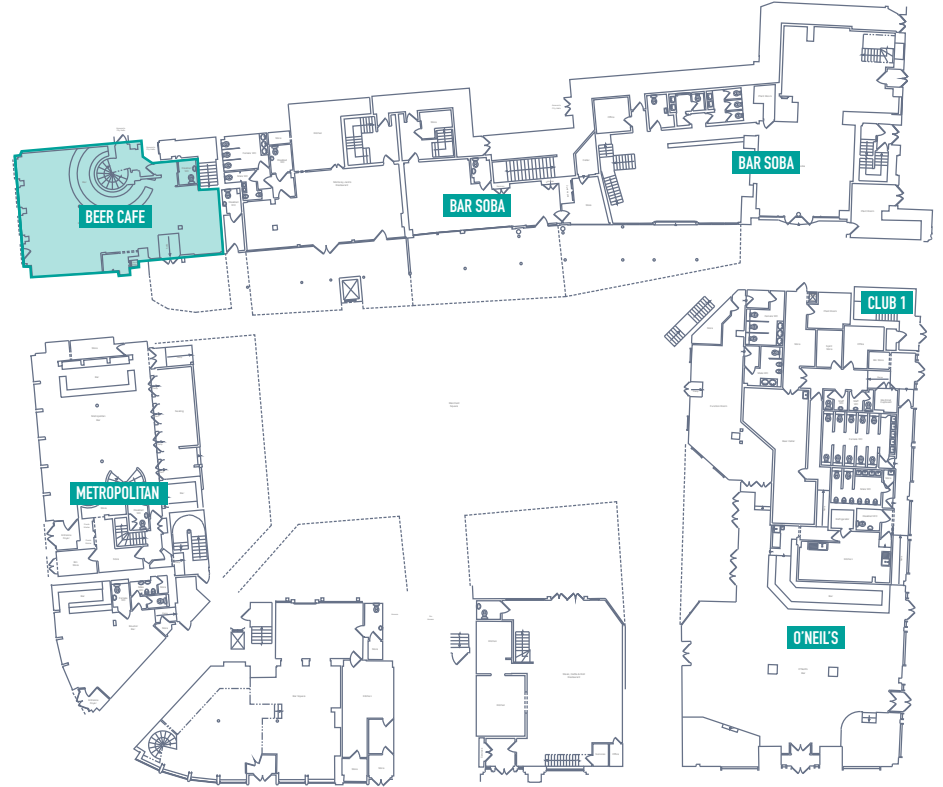
Strathclyde University's Technology and Innovation Centre comprises 30,000 m² (323,000 sq. ft.) of space and accommodates 1,700 workers. The building includes open-plan office spaces, three lecture theatres and areas for specialist laboratory equipment.



LAYOUT PLAN



Ground Floor



Basement

GROSS INTERNAL AREAS		
FLOOR	Sq.M.	Sq.Ft.
Ground Floor	152.4	1,641
Basement	89.7	996
Courtyard	21.5	232
TOTAL	263.6	2,839

The Opportunity

This is a fantastic opportunity for an incoming tenant to lease a hard fitted bar within a popular licensed circuit.

Current Accommodation

The Beer Café trades as a public house. There is seating for approximately 60 persons and the central bar servery. In addition, there is further seating for approximately 30 persons to the front and 20 persons within the internal courtyard area. Ancillary accommodation includes customer toilets and stores.

Rateable Value

The premises have a Rateable Value of £28,000 as at 1st April 2023. A new occupier will have the right to appeal the Rateable Value.

Services

We understand that the premises are connected to all mains services, including water, electricity, gas and drainage.

Premises Licence

There is a premises licence in place.

Terms

The premises have been placed on the market at a rental of £42,000 per annum. There is a **NIL PREMIUM**.

EPC

The property has an EPC rating of G.



Viewing - Strictly by appointment

For an appointment to view, please contact:

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Anti Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

CDLH act for the Vendors of this property, whose agents they are, give notice that (i) the particulars are set out as a general outline only for guidance of intending operators and constitute that neither the whole or part of any offer or contract; (ii) all descriptions, dimensions, or references to condition and necessary permission for use and occupation of the hotel are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise as to the correctness of each of them; (iii) no person in the employment of CDLH has the authority to give any representation or warranty whatsoever in relation to this property (iv) any trading or financial information is for indicative purposes only, prepared at the time of publication and should not be relied upon and cannot be warranted in any way.