

118A BLYTHSWOOD STREET, GLASGOW, G2 4EG



GLASGOW CITY CENTRE



- Fitted Restaurant
- 32 Seats (Up To 40)
- Licensed
- Rent: £25,000p.a.
- Sale: £235,000

LOCATION

The property is situated in a prime city centre location on Blythswood Street, just off Blythswood Square. Any licensed business is ideally located to target city centre office workers and evening trade, as well as spin-off custom from the many nearby hotels, including The Blythswood, Malmaison, Dakota, Ibis and Novatel.

Glasgow has a population of approximately 630,000 persons and a vibrant economy, particularly in the licensed and retail sectors, helped by a large student population from Glasgow University, Strathclyde University, Glasgow Caledonian University as well as a number of technical colleges.

Glasgow is now one of the main entertainment/conference centres in Europe and is home to many attractions, including the SECC, Hydro, Scottish Opera, Scottish Ballet and Royal Scottish National Orchestra.

PROPERTY

The Two Fat Ladies is arranged over the ground floor of a three storey stone constructed building, under a pitched roof. There is a service delivery lane situated to the rear of the premises.

Internally, the property offers a plan restaurant, benefitting from virtually full height windows. There is a mix of fixed back booth seating, supplemented by loose tables and chairs along with fixed a timber bar servery to the front and seating for approximately 32 persons, although the restaurant could accommodate approximately 40 for larger events. The restaurant is fitted in a good quality contemporary design with a first class ambience throughout.

The kitchen is situated to the rear of the property with a fully fitted kitchen along with W.C. facilities and rear loading.

NAV/RV
£30,000

RENT
The property is available on a new full repairing and insuring head lease for £25,000per annum

SALE
The property is available on a freehold basis for £235,000

V.A.T
Prices quoted are exclusive of V.A.T

E.P.C
Available on request





LEGAL

Each party shall bear their own legal costs incurred in the transaction

VIEWING

By appointment only

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.