



Licensed Restaurant and Bar

437 Sauchiehall Street, Glasgow G2 3LG

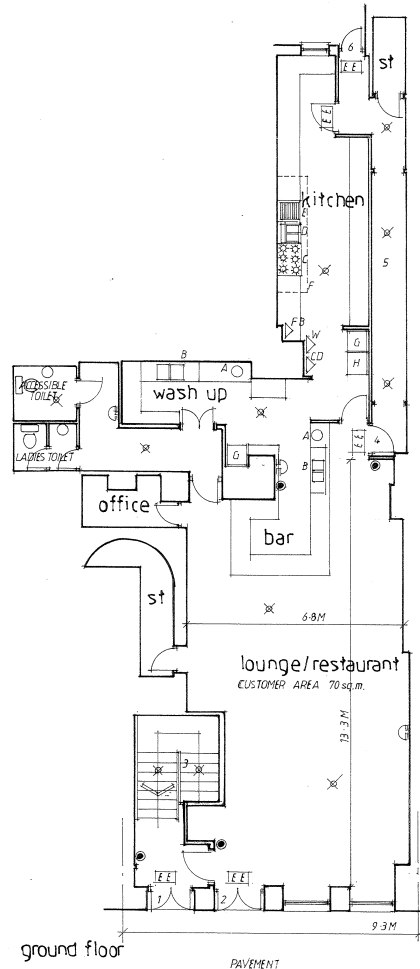
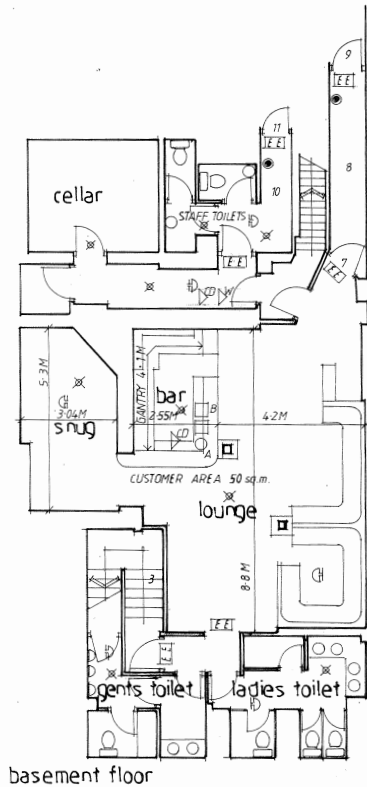
- **City Centre location**
- **Established leisure circuit**
- **Ground and basement floors**
- **Total Area 3,737 sq ft**
- **Capacity 170 persons (both floors)**
- **Late night planning consent**
- **£55,000 per annum**

Location

Glasgow is Scotland's largest city with a population in the order of 660,000 and a catchment of approximately 1.8 million within a 20 minute drive. The city is also home to a number of universities and higher educational institutions, with a full time student population in excess of 50,000.

The subjects are positioned on the south side of Sauchiehall Street, towards Charing Cross, within Glasgow city centre. The property is located within the recognised eating and drinking, late night leisure pitch of Sauchiehall Street, whilst also attracting healthy levels of day time trade from shoppers and working office staff.

Surrounding occupiers include Nana Kusa Japanese Restaurant, O'Neill's, Box Bar Music Venue, Broadcast Café Bar, Nice n Sleazy and the Loon Fung Chinese Restaurant, together with many other bars, restaurants, nightclubs, casino, theatre and live music venues. The Glasgow School of Art campus is located one block north and there is a high resident student population locally.



SAUCHIEHALL STREET

Description

The subjects comprise ground and basement accommodation within a four storey blonde sandstone tenement. The ground floor historically traded as a restaurant and benefits from excellent floor to ceiling full height glazed frontage. The premises are arranged as a sit-in and takeaway restaurant, with customer seating to the front and a service counter, kitchen, stores and male and female/disabled toilets to the rear. The premises have a gas supply.

The basement benefits from having its own self contained entrance. The accommodation comprises a substantial seating area with bar servery, together with male and female toilets and a cellar to the rear. There are internal stairs linking the ground and basement floors that could be reinstated.

Floor Areas

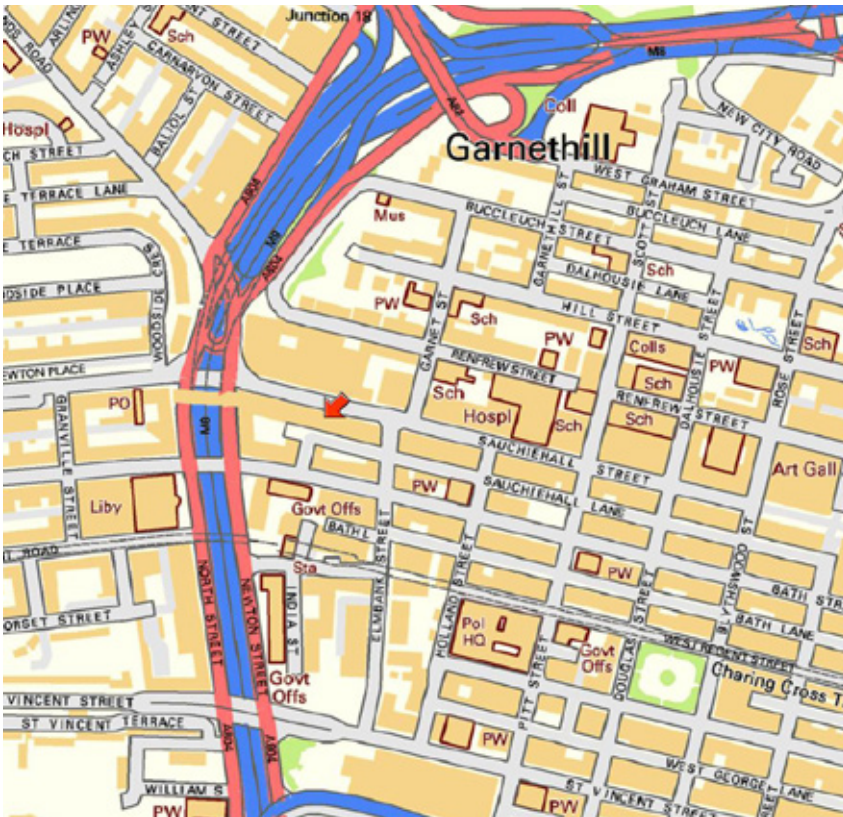
We estimate the premises to have the undernoted gross internal floor area:

| | | |
|--------------|--------------------|----------------------|
| Ground Floor | 2,267 sq ft | (210.68 sq m) |
| Basement | 1,470 sq ft | (136.58 sq m) |
| TOTAL | 3,737 sq ft | (347.26 sq m) |

Rent / Terms

Offers in excess of £55,000 pa are invited. There is no VAT payable on the rent.

The premises are available on a new long lease on Full Repairing and Insuring terms.



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Business Rates

| | |
|---------------|--------------------|
| Total RV: | £60,600 |
| UBR | £0.51/£1 (2016/17) |
| Total Payable | £30,900 approx |

The premises are separately entered into the valuation roll. The Ground floor as having an RV of £38,000 and the basement an RV of £22,600.

Licensing / Planning

A provisional Premises Licence has been granted. A capacity of 170 persons has been established. We would suggest any enquiries in this regard, or planning, are directed to Glasgow City Council Licensing and Planning Departments respectively.

Energy Performance Certificate

A copy of the EPC will be provided on application.

Legal Costs

Each party to bear their own legal costs and outlays including VAT incurred.

Viewing

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Important Notice: 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 printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. November 2016.

For further information please call today 0141 556 1222