

FOR SALE

PRIME LICENSED PROPERTY,
IN GLASGOW'S WEST END

On the Instructions of Callum Carmichael and Michelle Elliot,
Joint Liquidators of GCOS Limited (In Liquidation)



1051 GWR BAR & RESTAURANT

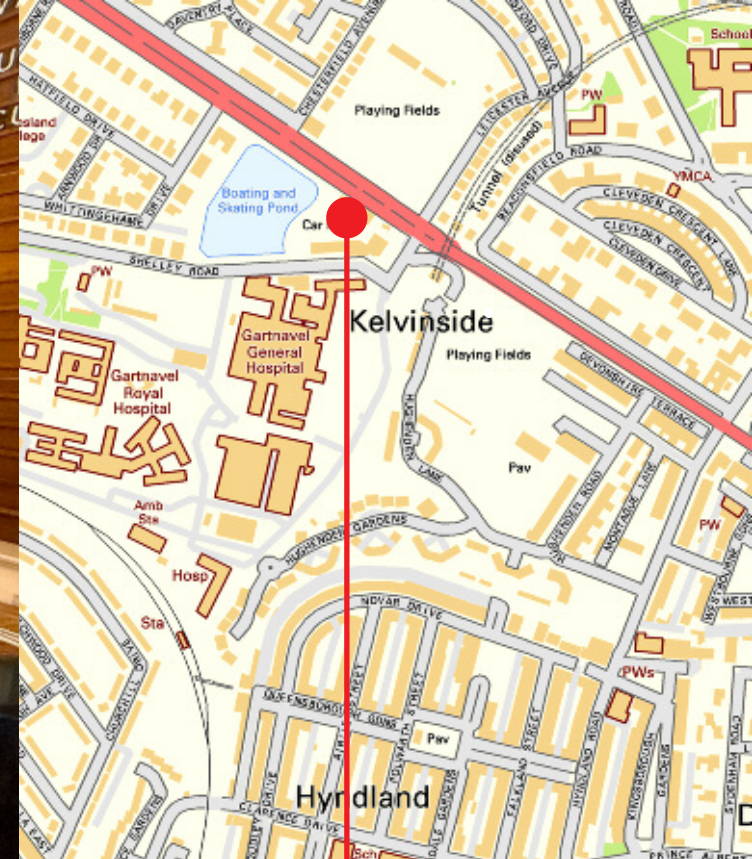
1051 GREAT WESTERN ROAD,
GLASGOW, G12 0XP

OFFERS OVER £595,000 (PLUS VAT IF APPLICABLE)

CDLH 
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- **PRIME LICENSED PROPERTY, IN GLASGOW'S WEST END, A HIGH VALUE, AFFLUENT LOCATION. 10 MINUTES' WALK TO HYNDLAND TRAIN STATION.**
- **ATTRACTIVE PERIOD STONE PROPERTY, DATING FROM AROUND 1897, INCORPORATING A ROOF TERRACE AREA.**
- **GROUND FLOOR BAR AND RESTAURANT AREAS, FIRST FLOOR BAR AND SECOND FLOOR FUNCTION ROOM.**
- **GROUND FLOOR: 3401 SQ. FT.; FIRST FLOOR: 936 SQ. FT.; SECOND FLOOR: 1687 SQ. FT., PLUS EXTENSIVE OUTSIDE BEER GARDEN AND PARKING AREA.**
- **FANTASTIC OPPORTUNITY TO CREATE A THRIVING HOSPITALITY OUTLET OR, SUITABLE FOR REDEVELOPMENT / ALTERNATIVE USE, SUBJECT TO THE NECESSARY CONSENTS.**



LOCATION

The property is located on Glasgow's famous Great Western Road, the main thoroughfare from the City Centre, leading through the city's West End and beyond. The property straddles the affluent areas of Hyndland, Broomhill and Kelvindale, and is only a ten-minute walk from Hyndland Train Station.

The property is next to Glasgow's Gartnavel Hospital, a very significant local employer, and is virtually adjacent to the Leonardo Inn Hotel. Both Gartnavel and Leonardo provide an excellent customer base to complement the affluent surrounding population and, of course, significant passing trade from the busy Great Western Road.

THE DESCRIPTION

The subjects comprise a bar/restaurant /functions room formed within a two-storey plus attic stone building, under a pitched and slated roof. We understand the original building dates from around 1897. There is also a single storey extension to one side, which incorporates a roof terrace area. There are further extensions.

Externally, there are significant beer garden areas. There are approximately 20 car parking spaces, although we understand a number of those car parking spaces are on the public road and do not form part of the subject's demise.

ACCOMMODATION SPECIFICS

GIA	Sq. m.	Sq. ft.
Ground Floor	316.96	3401
First Floor	86.96	936
Second Floor	156.73	1687
TOTAL	560.65	6024

The accommodation is as follows:

GROUND FLOOR

Main Bar Restaurant

Extensive L-shaped, the main bar/restaurant has high ceilings, a fitted bar servery and is attractively decorated. There is a raised seating area, forming the principal dining area to the front of the property and a more casual bar/dining area around the bar servery and entrance area. Seating capacity approximately 60.

Secondary Dining Area

There is a secondary dining area just off the bar/restaurant, which is used during busy weekend periods and provides seating for approximately 40 persons.

Service Areas

There is a fully fitted commercial kitchen, dry goods store, beer cellar and further storage at ground floor level.

Ladies and Gentleman's toilets.

FIRST FLOOR

Small Bar and Terrace

There is a small bar area seating 20 persons, with fitted bar servery, which leads through to a large external first floor terrace ideal for summer alfresco dining and seating a further 40 persons.

Ladies and Gentlemen's Toilets

There is a secondary dining area just off the bar/restaurant, which is used during busy weekend periods and provides seating for approximately 40 persons.

SECOND FLOOR

Function Room

There is popular function room at second floor level with a seating capacity for approximately 60 persons. The function room is complimented by a second kitchen area at second floor level.

SERVICES

We understand that the premises are connected to all mains services, including water, electricity, gas, and drainage. There is a gas-fired central heating system.

RATEABLE VALUE

The subjects are entered into the valuation role with a current Rateable Value of £49,500 from 1st April 2023. A new occupier has the right to appeal the Rateable Value.

EPC RATING

A copy of the Energy Performance Certificate is available on request.



OWNERSHIP STRUCTURE

The property is held on a ground lease from British Railways Board. The ground lease is until the 28th May 2081 and the ground rental is fixed until lease expiry at £1 per annum (if asked).

The property, therefore, is being offered to the market with approximately 55 full years unexpired on the ground lease, at a negligible rent, with no opportunity for a rent review. Copies of lease information can be made available to seriously interested parties after viewing.

THE OPPORTUNITY

HOSPITALITY USE

The company which owns the ground lease interest, GCOS Limited, was placed into Liquidation in May 2025. It is envisaged that the business will continue to operate throughout the sale process. As the occupier is a separate entity, no formal trading information is available. However, we understand that the business is presently achieving sales of around £14,000 per week net of VAT although there is clear potential to enhance that figure. No warranties, whatsoever, will be provided in relation to the verbal trading information supplied to us and no formal trading information is available. The present occupier is on a short time licence to occupy and will vacate the property at the time of sale. It should be noted that the furnishings and equipment, along with the kitchen equipment is in general owned by the present occupier. Separate offers can be made for that equipment, along with the property if required. An inventory of occupiers' equipment can be made available to seriously interested parties after viewing

1051 GWR offers a rare opportunity to acquire a highly attractive property, in an affluent and busy location, with excellent transport link and a possibility of re-branding and re-theming the outlet in accordance with the purchaser's requirements.

ALTERNATIVE USE

Given the size and location of the property, in our opinion, it will be suitable for a number of alternative uses, including, and not limited to, short term residential letting accommodation, day care nursery, business centre and many other commercial uses, able to capitalise on the prominence of the building and the affluent location. Any change of use would, of course, require all the necessary consents.

OFFERS

Offers over £595,000 (plus VAT if applicable) are sought for the property, which is held on a long ground lease. Parties who also wish to acquire the occupiers furnishings and equipment should make separate and additional offers for the contents of the property. A full inventory of contents can be provided to seriously interested parties after viewing.

ADDITIONAL INFORMATION

VIEWING - STRICTLY BY APPOINTMENT

For an appointment to view
please contact:

Sharon McIntosh

T: 0141 331 0650 (Option 2/3)

M: 07824 395 288

E: sharon.mcintosh@cdlh.co.uk

For further information,
please contact:

Alan Creevy

T: 0141 331 0650 (Option 2/1)

M: 07901 001911

E: alan.creevy@cdlh.co.uk

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Creevy Darroch
www.cdlh.co.uk

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 on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.

CDLH, and 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 information purposes only, prepared at the time of publication and should not be relied upon and cannot be warranted in any way.