



16-20 West Nile Street, Glasgow, G1 2PW

Prime City Centre Location

- Large Fronted Ground Floor Unit
- 5,500sq ft
- Licensed Restaurant
- Rent: £180,000p.a.x.

LOCATION

The property is prominently located on West Nile Street, in the heart of Glasgow's Central Business District. The property is situated on the eastern side of West Nile Street between St Vincent Street and Gordon Street; and in very close proximity to the prime retailing pitch of Buchanan Street.

The property benefits from unrivalled public transport connections. Central Station is a 2 minute walk immediately south of the building and Queen Street Station is a 4 minute walk to the north east. Junction 19 of the M8 motorway is approximately 0.5 miles to the west offering easy access to the wider Scottish motorway network. In addition, Glasgow airport is only a 15 minute drive from the property.

There are a number of high-profile occupiers in the immediate vicinity, including Bank of Scotland, KPMG, Hutchinson 3G and BTO.

The property is situated in the prime leisure pitch within Glasgow City Centre with nearby occupiers including All Bar One, TGI Fridays, The Ivy, Gaucho, Sugo Pasta, Franco Manca, Costa, Five Guys and Miller and Carter to name just a few.

PROPERTY

The property under consideration offers a prominent ground floor licensed restaurant with extensive open plan seating area, partitioned w.c. facilities, rear office, kitchen and stores.

The property is presented in a good condition, with the added opportunity of some external seating and al fresco style dining with sliding glazed frontage.



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AREA

The property extends to the following internal area

Ground: 511sqm (5,500sq ft)

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for £180,000p.a.x.

V.A.T.

The transaction will attract V.A.T.

E.P.C

Available on request

L.B.T.T. & REGISTRATION DUES

Any L.B.T.T. or Registration Dues incurred in the transaction shall be borne by the purchaser.

LEGAL

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



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TSA Property Consultants

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Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription 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.