



ACTING ON BEHALF OF LANDLORD

22-24 West Nile Street , Glasgow, G1 2PW

Prime City Centre Location

- Ground Floor and Basement
- c. 7,000sq ft
- Well Presented Licensed Unit
- Large Kitchen
- Rent: £185,000p.a.x

LOCATION

The property is situated on the east side of West Nile Street at its junction with Drury Lane and St Vincent Street in Glasgow's city centre.

The city has a population of 600,000 people making it Scotland's largest city. The region surrounding the conurbation has approximately 2.3 million people within a one hour drive, which is more than 40% of Scotland's entire population, making it the fifth largest urban area in the UK. The central belt of Scotland is home to 3.5 million people and is one of the top 20 largest urban regions in Europe

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.

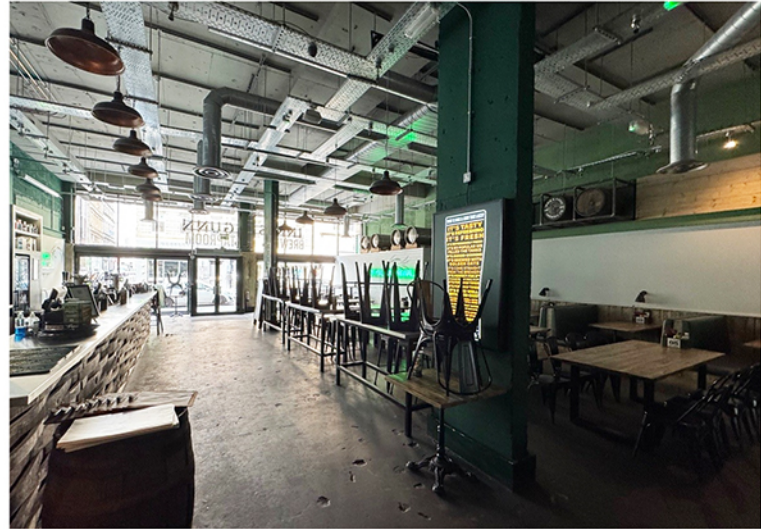
PROPERTY

The property comprises a substantial ground floor and basement leisure premises with kitchen, on and off sales licence, and licence to midnight.

The property has been extensively fitted out by the previous tenant in keeping with their corporate image, with open plan customer dining / seating area, main bar and partitioned w.c., cellar and cloaks to the rear with a dumb waiter linking the basement kitchen. The lower ground is accessed via a single internal staircase along with ability to sub divide to create individual units with further access at street level.

AREA

92.90sqm (1,000sq ft)



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NAV/RV
£110,000

RENT
The property is available on a new full repairing and insuring head lease for a negotiable term for £185,000p.a.x

V.A.T.
The property is elected for V.A.T.

E.P.C
Available on request

VIEWING
By appointment only, alternatively virtual viewings can be booked.

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.