

FOR SALE

THE HEART OF GLASGOW'S NIGHTLIFE - 'THE GARAGE' -
AN ICON OF GLASGOW NIGHTLIFE SINCE '94

STRICTLY P & C. PROVIDED AFTER COMPLETION
OF AND SUBJECT TO THE TERMS OF THE NDA.

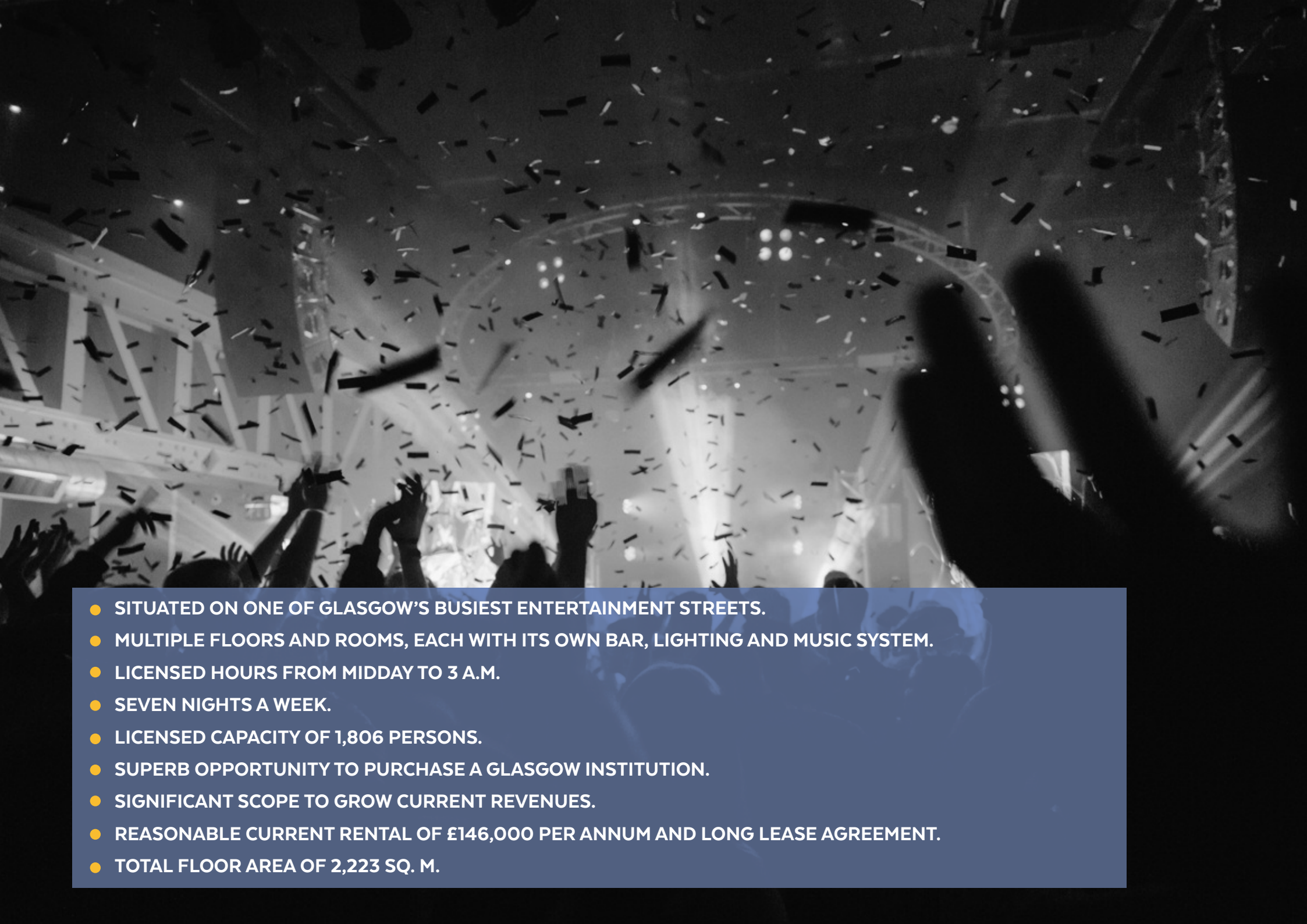


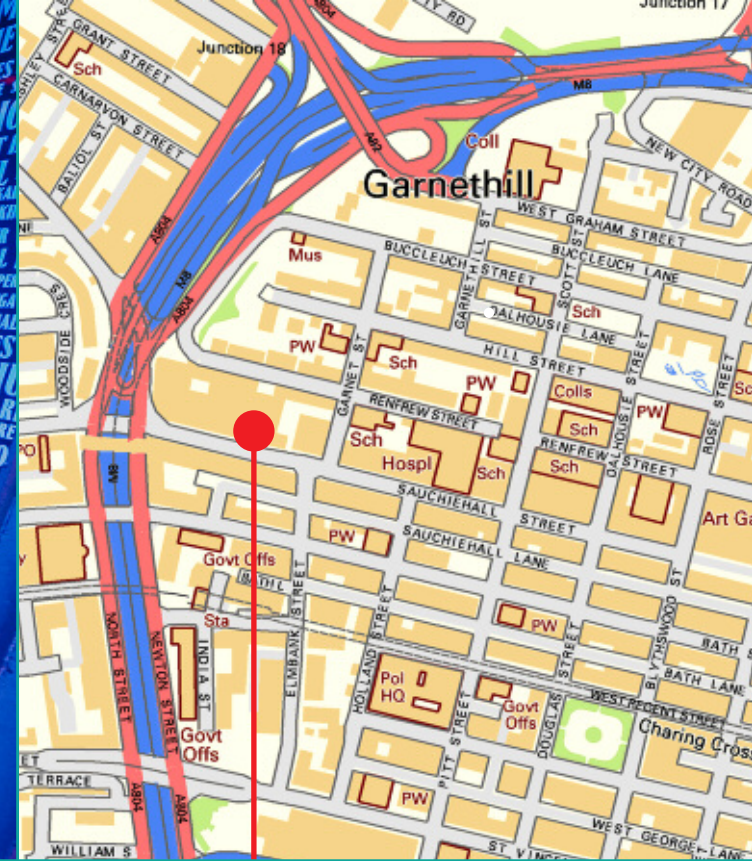
THE GARAGE NIGHTCLUB

490 SAUCHIEHALL STREET
GLASGOW G2 3LW

OFFERS ARE SOUGHT FOR THE BENEFIT OF
THE LEASEHOLD INTEREST AND BUSINESS.

CDLH 
Creevy Darroch
www.cdlh.co.uk

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- SITUATED ON ONE OF GLASGOW'S BUSIEST ENTERTAINMENT STREETS.
 - MULTIPLE FLOORS AND ROOMS, EACH WITH ITS OWN BAR, LIGHTING AND MUSIC SYSTEM.
 - LICENSED HOURS FROM MIDDAY TO 3 A.M.
 - SEVEN NIGHTS A WEEK.
 - LICENSED CAPACITY OF 1,806 PERSONS.
 - SUPERB OPPORTUNITY TO PURCHASE A GLASGOW INSTITUTION.
 - SIGNIFICANT SCOPE TO GROW CURRENT REVENUES.
 - REASONABLE CURRENT RENTAL OF £146,000 PER ANNUM AND LONG LEASE AGREEMENT.
 - TOTAL FLOOR AREA OF 2,223 SQ. M.



LOCATION

The Garage Nightclub, a Glasgow institution, is centrally located on Sauchiehall Street, one of Glasgow's busiest and most iconic nightlife areas. This prime city centre position places the venue in the heart of the city's entertainment district, where footfall remains high throughout the evening, and into the early hours. Surrounded by a vibrant mix of bars, pubs, restaurants, and other clubs, The Garage benefits from both destination visitors and passers-by, all drawn by the area's strong nightlife reputation.

THE HISTORY

Since 1994, The Garage has been a cornerstone of Glasgow's vibrant music scene, captivating audiences with electrifying club nights and unforgettable live music experiences. As Scotland's largest nightclub, it holds the capacity to welcome 1,800 revelers each night, making it one of the most sought-after party spots in the city.

Spread across 6 unique rooms on 4 levels, the venue offers a diverse atmosphere, catering to different musical tastes. Music lovers can explore our three established live music venues: The Garage, G2, and The Attic, which collectively host over 250 bands each year. Each space is equipped with top-class sound and lighting systems.

For three decades, The Garage has been a legendary music venue, crafting unforgettable experiences for thousands of artists and music fans across all genres. From iconic names like Prince, Coldplay, Muse and Radiohead to chart-topping acts like One Direction and local favourites like Paolo Nutini and Lewis Capaldi, our stage has seen it all.

ACCESSIBILITY & TRANSPORT LINKS

Its location offers excellent accessibility, being within walking distance of major transport links such as Glasgow Central and Charing Cross train stations, as well as numerous night buses and taxi ranks. This convenience makes it especially appealing to students, locals, and tourists alike.



KEY BUSINESS GENERATORS

Key footfall generators nearby include major universities like the University of Glasgow and the University of Strathclyde, as well as several hotels and entertainment venues such as theatres, and cinemas. These institutions and businesses create a consistent flow of potential patrons, particularly in the evenings. The Garage's location is ideally suited to a successful and sustainable night-time operation.

THE PROPERTY

The Garage is instantly recognisable thanks to its bold branding and iconic truck cab mounted above the entrance, a long-standing symbol of Glasgow nightlife. The property spans multiple levels, and features a dynamic layout, tailored to a high-capacity, multi-room clubbing experience.

Inside, The Garage offers a series of individually themed rooms, each with its own bar, lighting, and sound system. From high-energy dance floors to laid-back lounges and genre-specific spaces, the venue delivers a diverse, immersive nightlife experience under one roof. The main building is arranged over three storeys, with extensions to the rear. The premises include a side car park and fire exits to the rear onto Renfrew Street.



ACCOMMODATION

The accommodation is as follows:

Access

The main access to the club is from Sauchiehall Street, via a double doorway and staircase, leading up to the main trading areas. There is a separate access to the side of the premises, leading to the main trading area.

Club Rooms

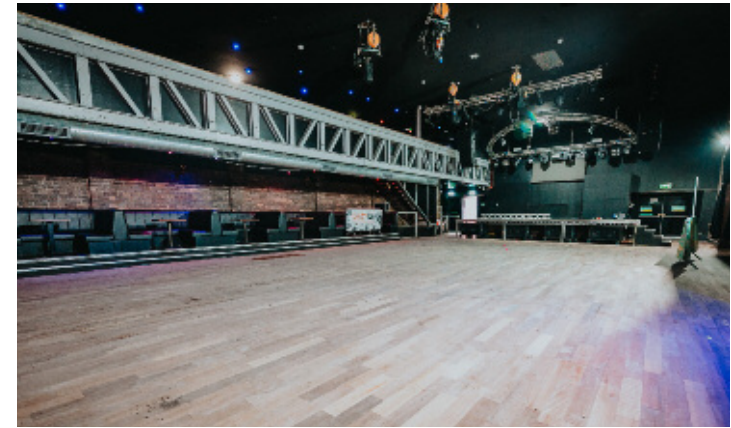
With a licensed capacity for 821 persons, the Main Hall provides the main venue space, with high ceilings, quality lighting, dance floors and raised stage/DJ areas. There are a further four dedicated venue rooms, with capacities ranging from 100 persons to 419 persons. Overall, the venue has a capacity for 1,806 persons and provides a superb footprint for a variety of events and functions over numerous trading areas.

Service Areas

Services include customer toilets, stores/offices, boiler rooms, pay in desk, cloakroom, band changing rooms, staff room/first aid room, and cellar with chill.

Load In

The property is serviced with two load in areas, one at the rear on Renfrew Street accessing the private parking area servicing the main hall, and one coming off Sauchiehall Street into the private G2 car park area.



LICENSING HOURS AND LICENSING CAPACITY

Licensing hours are from midday to 3 a.m., seven nights a week. The premises have a licenced capacity for 1,806 persons.

RATEABLE VALUE

The premises have a Rateable Value of £146,000. A new occupier will have the right to appeal the Rateable Value.

SERVICES

We understand that the premises are connected to all mains services, including gas, drainage, and electricity.

FLOOR AREAS

LEVEL	Sq. m.	Sq. ft.
Basement	635	6,835
Level 1	537	6,104
Level 2	644	6,932
Mezzanine	168	1,808
Attic Level	209	2,250
TOTAL	2,223	23,928

THE LEASE

The lease is due to expire on 31st October 2038. A lease extension can be agreed with the landlord, if required, as part of the transaction. The next rent review is due on 1st June 2028. The lease is on standard commercial terms. A copy of the lease document will be provided to seriously interested parties.

THE BUSINESS AND OPPORTUNITY

The Garage is one of Glasgow's longest running and best-known nightclub and live entertainment venues. Established in 1994, it has built a strong brand identity as a high-energy, multi-room nightclub, offering a diverse and dynamic entertainment experience. As both a late-night club and a live event venue, The Garage serves a dual business model that captures both the student-driven nightlife market and the live music/events economy.

The business has been operated by the same owners since its inception. The owners purchased alternative businesses (outwith the late evening entertainment sector), which they have focused on over the last few years, and now wish to sell, to concentrate on their other business interests. The business would benefit from fresh management/ownership, to refocus on gigs/live music, as well as modernising their club offers.



PRICE

Offers are sought for the benefit of the leasehold interest and business, to include all fixtures, fittings, furnishings and equipment, to be sold as a going concern. Stock in trade will be additional.

EPC

The property has an EPC rating of G.

VIEWING AND FURTHER INFORMATION

Strictly P & C. Provided after completion of and subject to the terms of the NDA.

Strictly no approaches to be made to the property direct. For further information please contact Alan or Peter.

ADDITIONAL INFORMATION

VIEWING - STRICTLY BY APPOINTMENT

For an appointment to view, or discuss further, please contact:

Alan Creevy

T: 0141 331 0650 (Option 2/1)

M: 07901 001911

E: alancreevy@cdlh.co.uk

Peter Darroch

T: 0141 331 0650 (Option 2/2)

M: 07901 001311

E: peterdarroch@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 indicative purposes only, prepared at the time of publication and should not be relied upon and cannot be warranted in any way.