

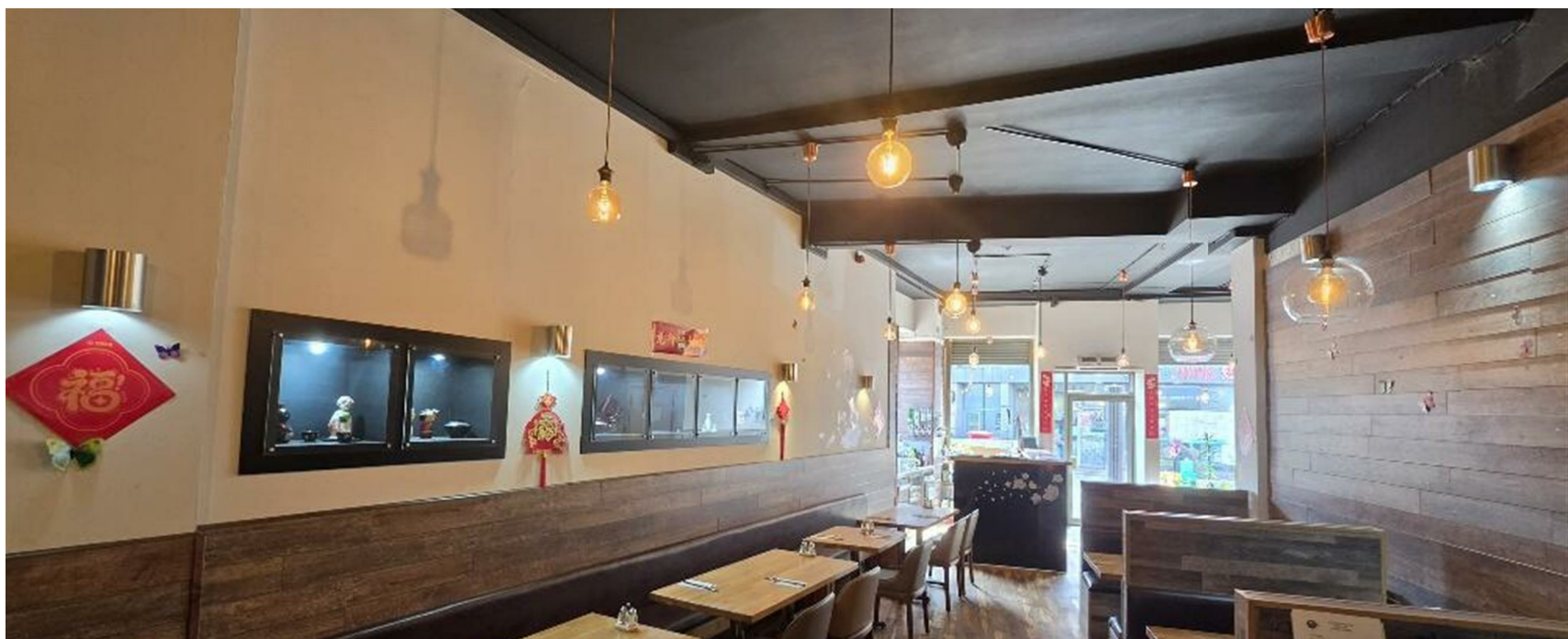


Restaurant/Bar Opportunity

184 Dumbarton Road, Glasgow, G11 6UN

Restaurant/Bar Opportunity

- Outstanding restaurant/bar opportunity
- Prime corner trading position in the heart of Glasgow's West End
- Size approx. 2,263 SqFt over ground floor & basement
- Within vibrant licensed circuit & adjacent to Kelvinhall Underground Station
- Surrounding operators include The Lismore, Bag o'Nails, Celino's & Wunderbar
- Close to Glasgow University and many substantial student developments
- Would suit a variety of restaurant, QSR & bar concepts
- Fresh lease available



**LEASEHOLD
OFFERS INVITED
ASKING RENT £55,000 p.a.**

LOCATION

The subjects benefit from a prime trading position on the corner of Dumbarton Road and Dowanhill Street within the popular and well-established Partick district in Glasgow's vibrant West End.

Dumbarton Road is a busy arterial route, providing excellent local amenities and a wide variety of independent retailers, cafés, restaurants and licensed premises, with Byres Road and the wider West End also readily accessible. The subjects lie within a recognised and popular licensed circuit and surrounding operators include The Lismore, Bag o'Nails, Celino's, Quarter Gill, Terra Cotta Warriors and Wunderbar to name a few. Other surrounding occupiers include Tesco, Anytime Fitness and Carlton Bingo.

The subjects are well served by public transport, being adjacent to Kelvinhall underground station and close to Partick railway station, providing regular services throughout Glasgow and beyond. The surrounding area benefits from a strong residential population as well as a significant student population due to its close proximity to Glasgow University and a number of substantial student accommodation developments.

Other nearby attractions and amenities

include the Kelvingrove Museum & Art Galleries, the Kelvinhall International Sports Arena, The Kelvingrove Bandstand, as well as the SEC and the OVO Hydro.

THE PROPERTY

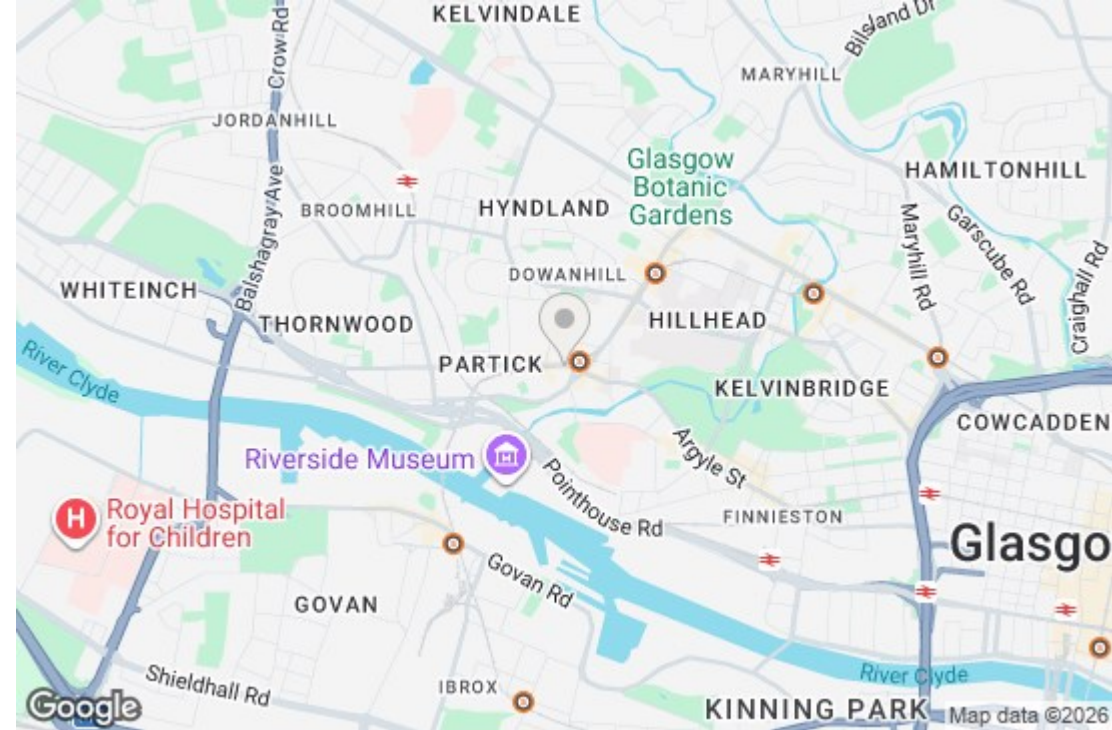
The subjects comprise part ground floor and basement of this traditional, 4-storey, blonde sandstone tenement style property, all under a pitched tiled roof.

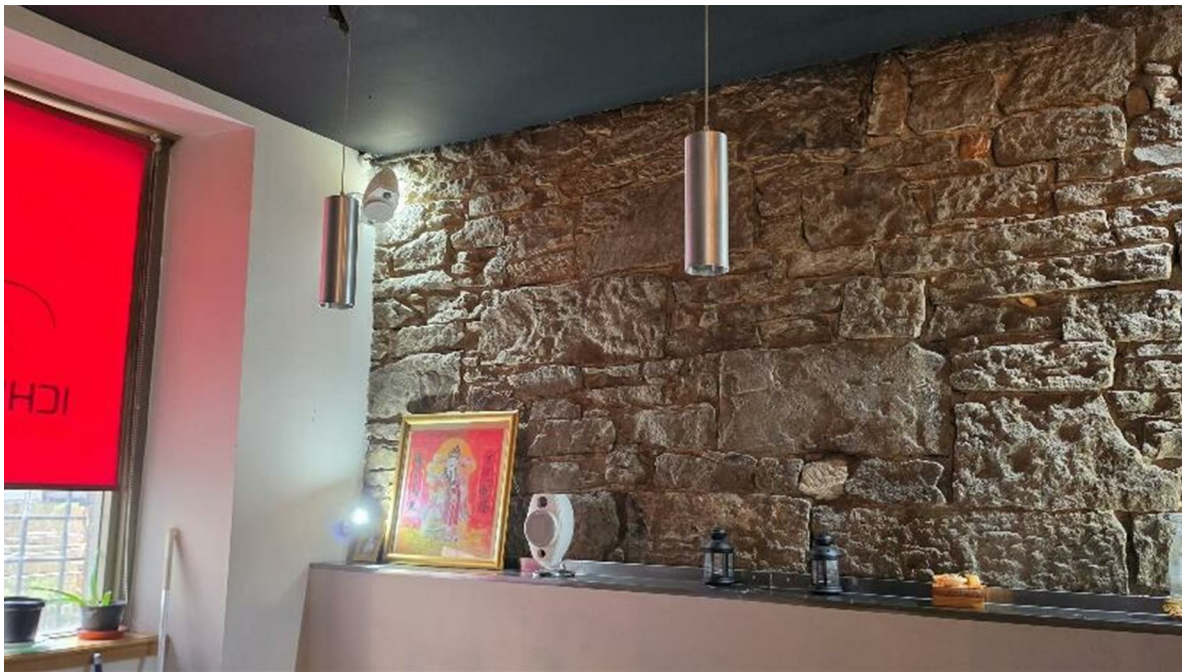
DESCRIPTION

The subjects are accessed directly from Dumbarton Road via a door positioned in the centre of the double display frontage, and the subjects also benefit from a large side elevation which currently has two windows and a doorway, however there is scope to put in a much larger window frontage, subject to planning.

The subjects currently trade as an Asian fusion restaurant and takeaway, seemingly with the main focus on the takeaway and delivery element. The front section is home to a customer waiting area as well as a bar/servery positioned in the corner window.

To the rear of this there is some customer seating provided by way of fixed booths, fixed banquet seating and loose tables and chairs, however much of the restaurant space is currently being under utilised due to the apparent focus on





takeaway/deliveries.

The premises provide a large open plan front section which benefits from a number of original features including high ceilings, original wooden floor and exposed brickwork in parts.

The basement area is accessed from the rear of the restaurant area via an attractive steel staircase with glass and steel balustrade.

ANCILLARY AREAS

- Commercial kitchen
- Separate prep & dishwash area
- Male, Female & Disabled toilets
- Office
- Lockers/changing area
- Ancillary storage areas
- Walk in chill

SIZE

We understand that the subjects have the following approximate areas:

Ground floor: 155 SqM (1,667 SqFt)

Basement: 55SqM (596 SqFt)

Total: 210 SqM (2,263 SqFt)

THE BUSINESS

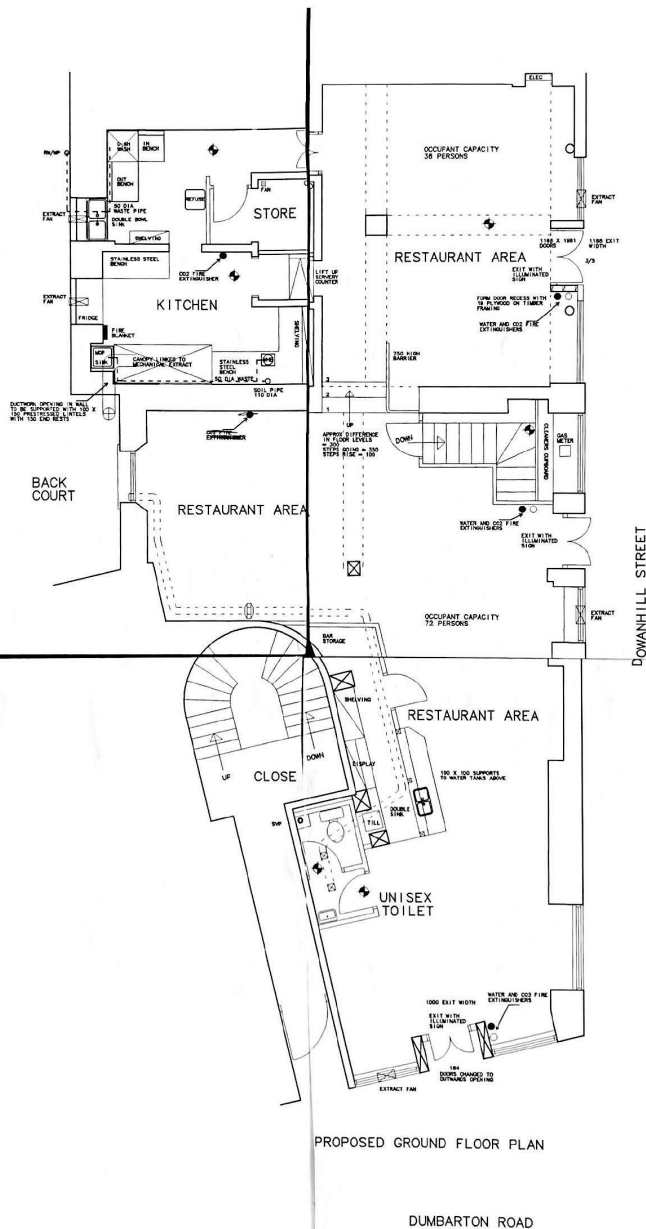
Please note that the current business and trading name Tofu belong to the current tenant and is not included in any sale or lease.

BUSINESS RATES

The subjects are entered into the current valuation roll as having a rateable value of £22,500 from 1st April 2026.

LICENSES

The business trades with the benefit of a premises licence.





TENURE

Our clients are willing to offer a fresh, full repairing and insuring (FRI) lease of negotiable terms and duration and are seeking initial rental offers in the region of £55,000 per annum.

EPC

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

AML

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 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.

VIEWING & FURTHER INFORMATION

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BUSINESS ASSOCIATES

PROPERTY MISDESCRIPTIONS 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 outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

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