

TO LET - LEISURE

71 RENFIELD STREET

GLASGOW, G2 1LP



KEY HIGHLIGHTS

- 3,905 sq ft
- Licensed bar / restaurant premises
- 12AM license, scope to extend subject to relevant consents
- Available on new FRI lease - quoting info available on request
- Available for immediate occupation
- Comprises main open-plan bar / restaurant area, fully fitted kitchen, separate basement bar ideal for functions
- Benefits from impressive original features
- Neighbouring occupiers include Black Sheep, GDK, Revolution, Bamboo Nightclub and The Amber Regent

SUMMARY

Available Size	3,905 sq ft
Rent	Rent on application
Rates Payable	£17,316 per annum
Rateable Value	£36,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Highly prominent corner bar / restaurant premises forming part of attractive larger red sandstone building.

Internally provides main open-plan bar / restaurant area with impressive ornate features found throughout.

Ambulant WC and staff / storage space is found at ground floor level.

A single staircase provides access to the basement where there is a fully fitted kitchen, male & female WC's.

A separate bar / function space is found in the basement benefitting from separate access via West Regent Street.

LOCATION

71 Renfield Street occupies a highly prominent position in the heart of Glasgow city centre, forming part of one of the city's busiest and most established leisure and retail circuits. Renfield Street is a key arterial route linking the north of the city with the core retail pitch at Buchanan Street, widely recognised as one of the UK's premier shopping destinations.

The surrounding area hosts a strong mix of national operators, independent food and beverage concepts, hotels, offices, and residential developments, creating a diverse and consistent customer base.

Nearby occupiers include a range of established licensed and hospitality venues including Black Sheep, GDK, Revolution, Bamboo Nightclub and The Amber Regent.

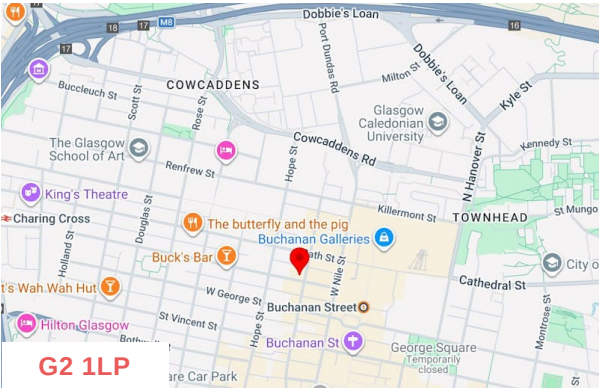
Highly convenient public transport links are provided with regular bus services operate on Renfield Street.

Buchanan Street and Queen Street Station Railway Stations, Buchanan Underground Station and Buchanan Bus Station are all within a 5 minute walk away.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,500	139.35	Available
Lower Ground	2,405	223.43	Available
Total	3,905	362.78	



VIEWING & FURTHER INFORMATION

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