

VIRGINIA COURT

Miller Street Glasgow G1 1TS

FOR SALE UNIQUE COURTYARD BAR/
RESTAURANT/LEISURE OPPORTUNITY

14,000 SQ FT (1,310 SQ M)



Drysdale
& COMPANY

Location

This prime Leisure opportunity is located in Glasgow City Centre, adjacent to Miller Street, which has become home to some of Glasgow's most successful and eye-catching restaurants including Paesano, The Spanish Butcher, Sebb's, Margo, El Santo and The Spiritualist.

Glasgow has a fantastic food and beverage scene and at the heart of this is access to a large catchment population of 2m. Miller Street itself connects Ingram Street which is home to a range of luxury brands with Argyle Street, which is one of the busiest retailing streets in the City Centre.

Consequently the location offers a compelling mix of daytime and evening activity.

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The Neighbours

Miller Street is one of Glasgow's best addresses for F&B brands to locate and is home to some of the busiest eateries in the city centre.



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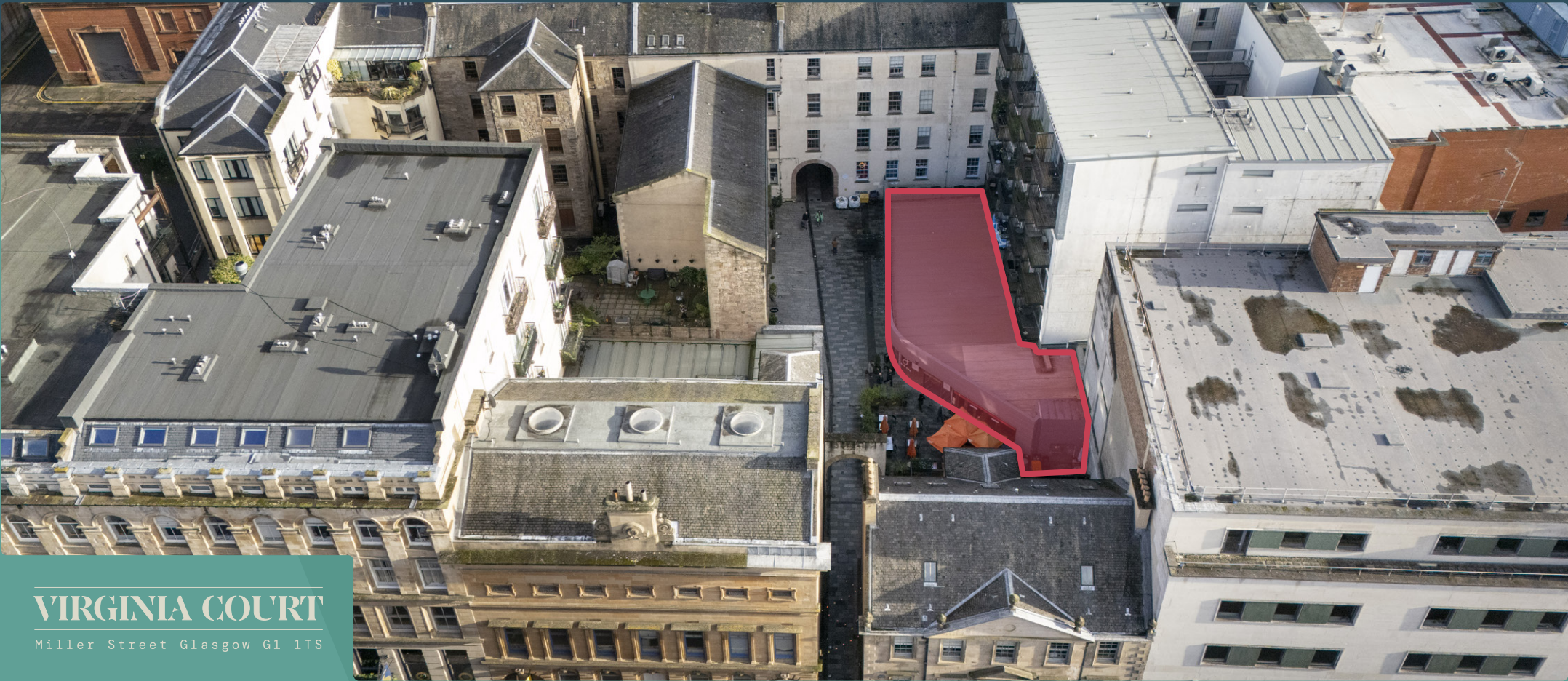


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The Opportunity

The existing building presently comprises a number of small units however plans have been developed to convert the accommodation to a single occupier venue totalling 14,000 sq ft over two levels. Externally, the courtyard/ outdoor seating is among the best in Glasgow.



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Proposed

Accommodation



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The property currently comprises 7 individual units which, subject to planning permission could be amalgamated to provide the accommodation in the plans below. It is the intention that the amalgamation works would be undertaken by the successful purchaser.



The approximate proposed gross internal areas are as follows:

GROUND FLOOR	728.4 sq m
BASEMENT	582 sq m

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PRICE

Price on application.

BUSINESS RATES

Given the proposed reconfiguration of the property, the business rates are still to be assessed.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt, the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

EPC

Available on request.

PLANNING

The proposed layout and physical alterations shown within this brochure are subject to the receipt of planning permission. Further details are available on request.

CONTACT DETAILS

For further information or to arrange a viewing, please contact the joint sole selling agents:

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