

TO LET
CITY CENTRE PUBLIC HOUSE



5 Greendyke Street,
Glasgow, G1 5PU

- City centre public house
- Rare "Breakfast" Licence
- Excellent location
- Premium Offers Invited

LOCATION

The property is situated in a highly prominent position on the corner of Greendyke Street and Saltmarket directly opposite Glasgow Green. This location has seen considerable activity in recent years with many new operators. Nearby traders include Scran + Roadie, Choco Cartel, Greggs, Spudland and others.



DESCRIPTION

The subjects comprises a highly prominent unit, benefiting from external seating and two separate internal seating areas. There is a kitchen area for preparation of food and one bar serving both seating areas.

The bar benefits from a rare breakfast licence with an 8am serving time and a capacity of 60 persons.

ACCOMMODATION

The property has the following approximate Gross Internal Floor

Areas:		
Ground Floor:	97.85sqm	(1,055sqft)

LEASE TERMS

The premises are offered on a new long term lease, at rental offers of £25,000 per annum.

Please note that a rental deposit is likely to be required as part of any letting transaction.

PREMIUM

Premium offers are sought as part of this transaction.

RATING

The property is listed on the Valuation Roll with the following Rating Assessment.

Rateable Value: £21,000

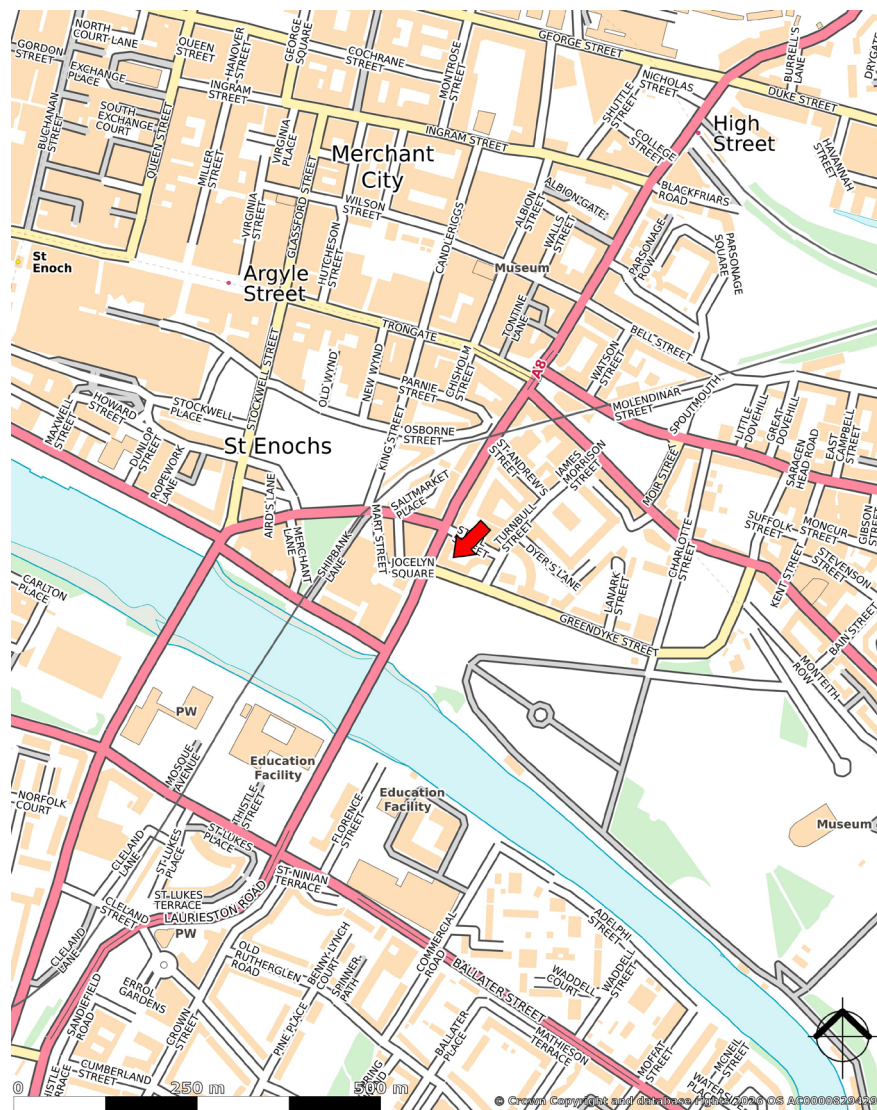
The current Rate Pounding is £0.481. Please note that there may be transitional relief available for the premises.

EPC

An EPC has been prepared for the subjects and is available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction, however for the avoidance of doubt, the ingoing tenant will be liable for LBTT, Extract Dues and VAT thereon.



To arrange a viewing please contact:



TERRY MCFARLANE
Director

terry.mcfarlane@g-s.co.uk
07766 551 663



LOUISE GARTLAND
Commercial Property Agent

louise.gartland@g-s.co.uk
07917 684 033

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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5. Date Published: April 2026

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