

FOR SALE

THE KOH I NOOR

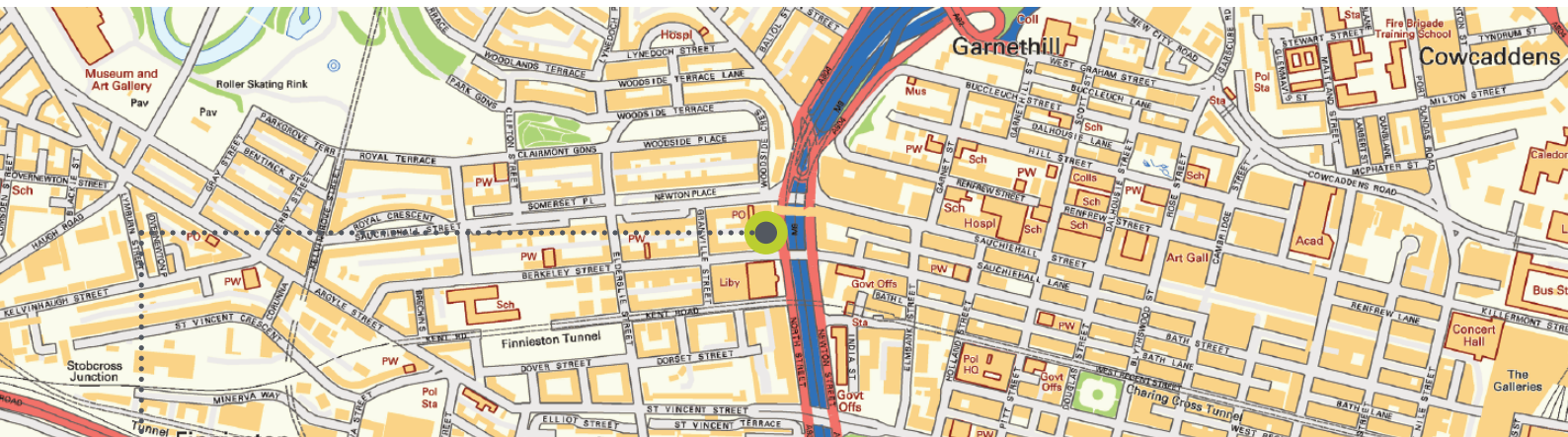
235 North Sreet | Glasgow | G3 7DL



OFFERS OVER £525,000 - UNEXPECTEDLY BACK ON THE MARKET

- Glasgow's first Indian restaurant (Est. 1964).
- Bar/reception area (30 persons), Restaurant (120 covers) & large basement storage (suitable for redevelopment).
- Partly fitted as a licensed premise with commercial kitchen.
- Total GIA - 6,840 Sq. Ft. (Ground - 4,355 Sq. Ft, Basement 2,485 Sq. Ft.).
- Highly sought-after trading location on a popular licensed parade.
- Prominent & visible position between the core city centre and Finnieston.
- Superb opportunity to develop a large restaurant/licensed venue.

ICONIC LICENSED PREMISES. RARE HERITABLE SALE.



Location

The Koh-I-Noor is situated in a highly sought-after trading location, in a prominent position close to the core city centre and Finnieston. The premises are located on a popular licensed parade on North Street next to The Berkley Suite @ the Pawnbroker, Chinaskis, Five March and The Locale. Other licensed premises in the immediate area include Pedlar & Spice, Bon Accord and the Baby Grand.

Other nearby income generators include The Kings Theatre, several large city centre hotels and the Park financial and residential district. Finnieston and the SECC are a short walk away as is Charing Cross railway station.

This is a first-class trading location within an established licensed area. The subjects are ideally located to capture both midweek office and retail trade plus weekend trade from the city centre and west end.

Description

The subjects are arranged over the ground floor and basement of a single storey building under a flat roof. The premises benefit from a large prominent frontage with customer entrance directly off North Street. There is a separate staff entrance to the front.

Accommodation

The accommodation is summarised as follows:

GROUND FLOOR

Bar & Restaurant

Bar area with servery and seating capacity for 30 persons, situated to the front leading through to the main restaurant to the





rear, which can accommodate approx. 120 covers. The bar and restaurant areas are decorated in a traditional theme. The main trading areas are extensive and provide a purchaser with a great opportunity to create a first-class licensed venue.

Kitchen

Good sized commercial kitchen with canopy extraction.

Ancillary

Staff and store areas.

BASEMENT

Storage Area

Currently used as storage but could be refurbished as a function room.

Customer Toilets

Male & female customer toilets.

Ancillary

Kitchen prep area, beer cellar, storage and staff change.

Areas

We assess the gross internal floor areas as follows:

Ground Floor	4,355 Sq. Ft
Basement	2,485 Sq. Ft.
TOTAL	6,840 Sq. Ft.

Services

We understand that the property is connected to all mains gas, electricity, water and drainage.





Rates

The premises are entered in the Valuation Roll with a Rateable Value of £55,000, effective 1st April 2017. Rates payable will be approximately half of the rateable value and a new occupier has the right to appeal the rateable value. CDLH undertake rateable value appeals for licensed premises.

Premises Licence

These premises benefit from a Premises Licence under the Licensing (Scotland) Act 2005 which can transfer to the new owner.

Opportunity

The Koh-I-Noor is an iconic premises and Glasgow's first Indian restaurant, established in 1964. This is a great opportunity to purchase a well-known institutional licensed property. The premises would be ideal for continued licensed restaurant use or other licensed concept. The bar, restaurant and basement space provide large areas and fantastic scope to introduce a first class offer.

Asking Price

Offers Over £525,000 plus VAT, are invited for heritable (freehold) interest including fixtures and fittings.

EPC

The premises have an EPC Rating – G. A copy of the EPC can be provided on request.

Viewing & Further Information

For further information or to arrange a viewing, please contact our Glasgow office on 0141 331 0650.



Viewing - Strictly by appointment

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

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