

EAT, DRINK AND PLAY

TO LET

VARIOUS UNITS RANGING FROM 71 SQ. M. TO 350 SQ. M.

TONTINE LANE LICENSED CIRCUIT

TONTINE LANE
62 BELL STREET
GLASGOW
G1 1LQ

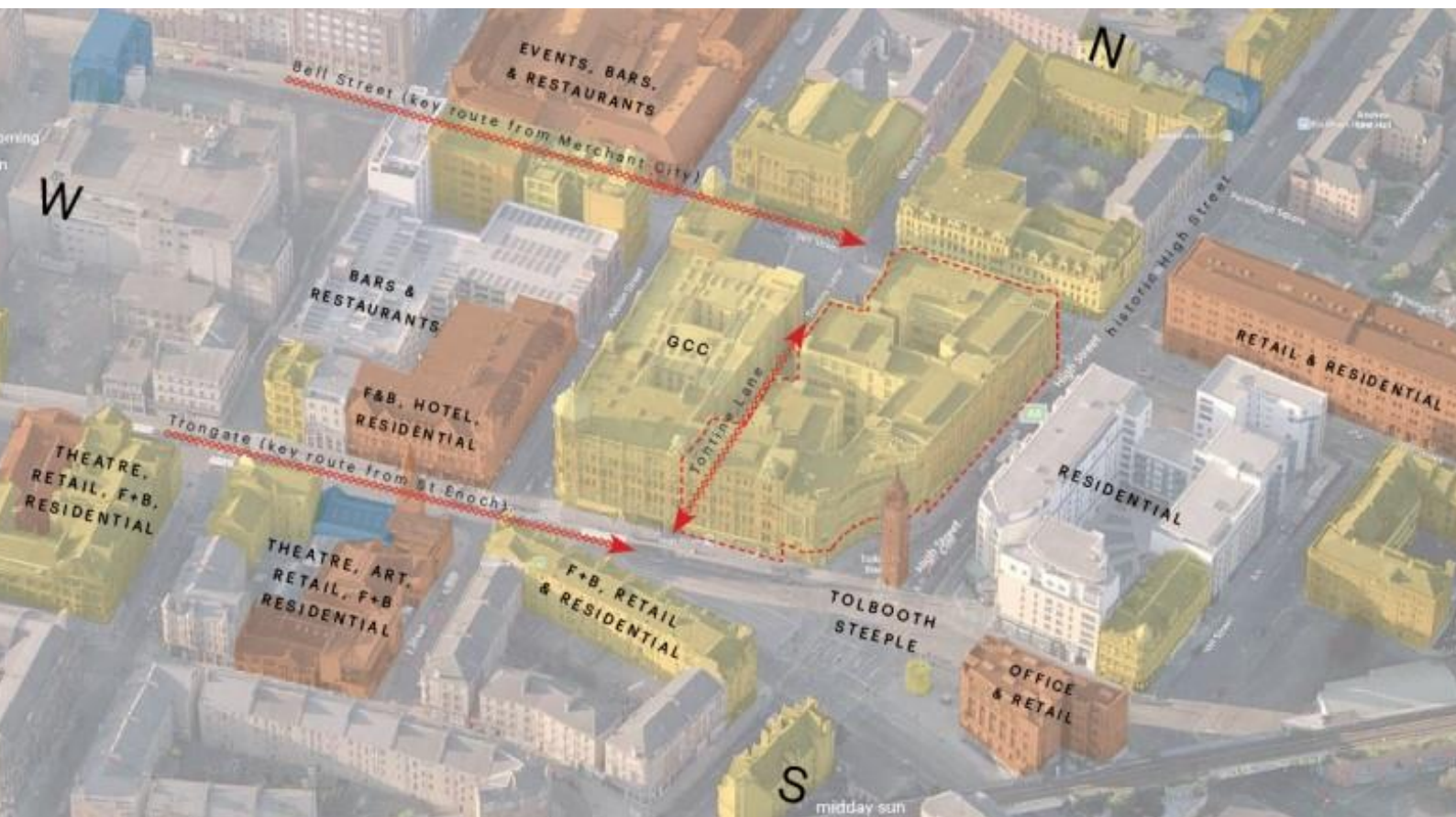


A NEW LEASE OF LIFE



- Fantastic location in the heart of the Merchant City.
- Significant new development in the immediate area, including the Candleriggs Quarter Development (part-completed).
- A total of 13 licensed units, with dedicated external courtyards, providing a fantastic collective licensed environment. Sites range from 75 sq. m. to 350 sq. m.
- Part of a circa 10,500 sq. m. office re-development.
- Creation of the new Tontine Lane licensed sector within Merchant City.
- Total ground floor area of 1,521 sq. m. and basement of 620 sq. m.
- Excellent opportunity for operators to lease units in new and exciting licensed circuit.

THE LOCATION





TONTINE HOUSE & TONTINE LANE

Tontine House is a landmark building, situated in the Merchant City at Townhead.

Our client has purchased the entire Tontine House and will create 10,500 sq. m. of redeveloped offices on the upper floors.

A significant proportion of the ground floor and basement areas has been designated for licensed use, which will benefit from its own access from Tontine Lane. The scale of the licensed element across approximately 13 units will provide a brand-new licensed circuit serving the city centre. The licensed circuit will include integrated courtyard areas, creating a fantastic integrated indoor/outdoor venue.

This is an excellent opportunity for operators to be part of a new and exciting licensed location.

THE UNITS

UNIT	USE	FLOOR	TOTAL
1	Café/Coffee/Bar	Ground	123 sq. m.
2	Pop-up space	Ground	103 sq. m.
3	Restaurant/Bar	Ground – 210 sq. m./Basement – 148 sq. m.	358 sq. m.
4	Bar	Ground	71 sq. m.
5	Restaurant/Bar	Ground – 159 sq. m./Basement – 168 sq. m.	327 sq. m.
6	Restaurant/Bar	Ground – 126 sq. m./Basement – 118 sq. m.	244 sq. m.
7	Retail/F&B	Ground	147 sq. m.
8	Retail/F&B	Ground	84 sq. m.
9	Retail/F&B	Ground	82 sq. m.
10	Retail/F&B	Ground	84 sq. m.
11	Retail/F&B	Ground	72 sq. m.

The immediate surrounding area has seen considerable redevelopment with a variety of developments as follows:

SURROUNDING DEVELOPMENTS

CANDLERIGGS QUARTER

The new Candlerigg's Quarter is situated less than 1 minutes' walk from Tontine House. It is the UK's largest city centre development outside of London, providing a new £300 million development. Construction of the 215,000 square feet, 500-bed Student Hotel will complete in late 2023, whilst a 346-apartment Build-to-Rent scheme will complete in 2024.

NEW BTR UNITS

Get Living has secured planning consent for Scotland's largest BTR scheme - 727 units behind High Street Station, located 500 metres from Tontine House.

COLLEGELANDS DEVELOPMENT

Collegelands is part of a £200 million development project. The development comprises 588 student study bedrooms. The development is situated very close to Tontine House.

UNIVERSITY OF STRATHCLYDE, THE TECHNOLOGY AND INNOVATION CENTRE

The 25,000 m² (270,000 sq. ft.) space accommodates 1,200 workers and was constructed around 2015/2016. The building includes open-plan office spaces, three lecture theatres and areas for specialist laboratory equipment.

In addition to the Technology and Innovation Centre, a 5,000 m² (54,000 sq. ft.) Industry Engagement Building, located nearby, accommodates 500 workers. The research carried out

at the centre by 850 researchers is focused on engineering, science, bio-nanotechnology, business, energy, health, technology and asset management.

FLOOR PLANS AND ARTISTS IMPRESSIONS

Floor plans and artist impressions are as follows:

Tontine – Ground Floor Units _ November 23



Tontine Proposals – View of Bell St/High St



Tontine - Ground Floor



Tontine - Basement Floor



Tontine Proposals – Tontine Lane Image Study



Tontine Proposals – Tontine South Courtyard Image Study



Tontine Proposals - Tontine Lane Image Study

TERMS

Our client is keen to work together with licensed operators. Landlord works will be provided to create the external areas and provide the licensed units to an agreed quality shell with all services led in, including kitchen extractions.

CONTACT INFORMATION

For viewing please contact:

Sharon McIntosh

Administrator

T: 0141 331 0650 (Option 2/3)

M: 07824 395 288

E: sharon.mcintosh@cdlh.co.uk

For further information, please contact:

Mr Peter Darroch BSc FRICS

Director

T: 0141 331 0650 (Option 2/2)

M: 07901 001 311

E: peter.darroch@cdlh.co.uk