

TO LET

FULLY FITTED BAR/RESTAURANT IN PRIME SITE



Artists Impression

THE HALL

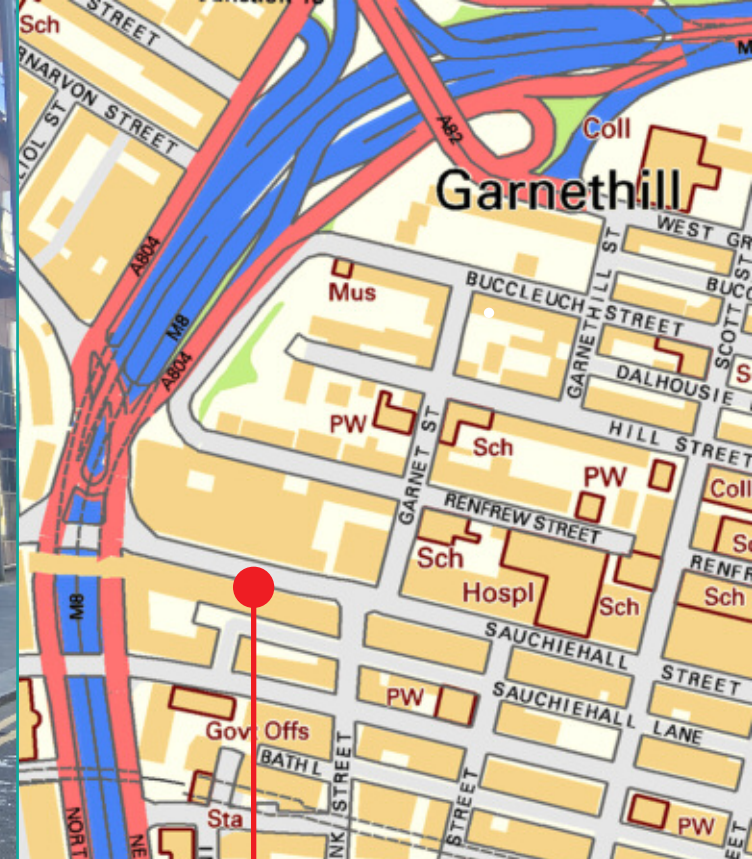
457 SAUCHIEHALL STREET, GLASGOW, G2 3LG

OFFERS OVER £75,000 PER ANNUM

CDLH 
Creedy Darroch
www.cdlh.co.uk



- Fully fitted licensed premises.
- Large floor area. Ground Floor - 428.07 sq. m. (5,189 sq. ft.)
- Situated in a popular licensed circuit.
- Excellent opportunity to develop a bar, restaurant or venue.
- NIL Premium.
- Rental Offers Over £75,000 per annum.



LOCATION

Glasgow has a vibrant commercial economy and has seen considerable investment in the core city centre over the last few years. Custom is available from many business drivers within the immediate area, including office workers, shoppers, students and trade from the extremely popular OVO Hydro and Scottish Event Campus.

Specifically, the premises are situated on the west end of Sauchiehall Street, within an established licensed circuit, serving the core city centre. There are a number of other licensed premises situated within the immediate vicinity, including The Garage, Nice N Sleazy, Broadcast, Firewater and Mango in the Box, all of which operate as venues/nightclubs.

There is no doubt that this is a popular licensed circuit, particularly for the young professional and student sectors..

DESCRIPTION

The premises are arranged over the ground floor of a multi-storey modern building. The premises benefit from a high, full glazed frontage onto Sauchiehall Street, with a central access door leading into the main trading areas. The extensive frontage provides excellent natural light internally.

Internally, the premises are fitted with a large open bar area to the front and significant service accommodation to the rear. We would estimate that the premises extend to a gross internal area over the ground floor of 482.07 sq. m. (5,189 sq. ft.)

ACCOMMODATION SPECIFICS

Internally, the accommodation is as follows:

Access

The premises are accessed directly from the front, off Sauchiehall Street.

Main Bar

The main bar provides a large trading area. There are attractive seating areas situated to the front, immediately adjacent to the frontage. There is a games area and raised seating area to either side of the central bar. To the rear is a bar servery. We would estimate seating for approximately 125 persons.

Service Areas

Services areas include ladies, gents and accessible toilets, a large fully fitted commercial kitchen, extensive stores and cellarage. In addition, there is roller shutter access for deliveries to the rear lane, and basement parking for staff by separate arrangement.

RATEABLE VALUE

The premises have a Rateable Value of £48,000, effective from 1st April 2023. A new tenant will have the right to appeal the Rateable Value.

SERVICES

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



PREMISES LICENCE

There is a premises licence in place. A copy of the premises licence will be provided to seriously interested parties.

THE OPPORTUNITY

The hall provides a large trading public house, situated within a popular licensed circuit. The premises would be ideal to continue as a public house or, alternatively, could be adapted to a café bar, providing more food offer, a restaurant or, indeed, a venue business. The premises are in good condition throughout, and an incoming tenant will benefit from the full fit-out, at a **NIL PREMIUM**.

The premises were previously operated by Stonegate Pub Company. No trading information is available, given that the premises were previously leased out.

RENTAL OFFERS AND THE LEASE

The premises have been made available on the market for lease, at Rental Offers Over £75,000 per annum. There is a **NIL PREMIUM** payment.

The anticipated lease terms will be for a period of 10-15 years, with rent reviews at 5 yearly intervals. These terms are flexible and subject to negotiation. The lease will be on a standard institutional tenants full repairing and insuring basis, which will not be unduly onerous on either the landlord or the tenant.

EPC

The property has an EPC rating of E.



ADDITIONAL INFORMATION

VIEWING – STRICTLY BY APPOINTMENT

For an appointment to view
please contact:

Sharon McIntosh

T: 0141 331 0650 (Option 2/3)

M: 07824 395 288

E: sharon.mcintosh@cdlh.co.uk

For an appointment to view,
please contact:

Peter Darroch

T: 0141 331 0650 (Option 2/2)

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ANTI MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, came into force on the 26th June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.

CDLH and for the Vendors of this property, whose agents they are, give notice that (i) the particulars are set out as a general outline only for guidance of intending operators and constitute that neither the whole or part of any offer or contract; (ii) all descriptions, dimensions, or references to condition and necessary permission for use and occupation of the hotel are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise as to the correctness of each of them; (iii) no person in the employment of CDLH has the authority to give any representation or warranty whatsoever in relation to this property (iv) any trading or financial information is for indicative purposes only, prepared at the time of publication and should not be relied upon and cannot be warranted in any way.