

387 SAUCHIEHALL STREET, GLASGOW, G2 3HU

TACO MAZAMA

mexican street food



CITY CENTRE HOT FOOD INVESTMENT



- Prime Commercial Thoroughfare
- Centre Of Main Leisure Thoroughfare
- Ground & Basement
- Hot Food Property
- Taco Mazama Investment
- Expiry April 2032
- Passing Rent: £35,000p.a.
- Price: £450,000

LOCATION

The property is situated on the south side of Sauchiehall Street, close to its junction with Holland Street to the east within Glasgow's city centre. Situated on Glasgow's "Golden Z" shopping district, the area is the city's hub for bars, restaurants, evening entertainment along with high demand for residential accommodation.

The area benefits from high volumes of passing pedestrian and vehicular traffic along with excellent public transport links with Charing Cross train station and a plethora of bus stops in close proximity.

Neighbouring occupiers include The Garage Nighclub, Prime Student Living, Glasgow Dental Hospital, Nico's Cafe Bar amongst a vast number of residential dwellings and commercial operators.

PROPERTY

The property comprises a ground floor and basement, mid-terraced commercial unit set within a larger 4 storey tenemental building surmounted by a pitched roof overlaid in slate.

The unit offers dual display windows flanking the partially recessed entranceway leading to an open plan food servery with w.c. facilities to the rear, the basement offers a secondary and alternate seating space utilised as a gaming cafe, namely Top Hat & Bishop Gaming Cafe.

Internally the property has been fitted out to the tenants high standard with laminated timber and commercial linoleum flooring, lighting is provided by way of L.E.D. spots recessed within the ceiling.

AREA

The property has been measured on a net internal area basis and calculated to extend to;

Ground: 101.25sqm (1,090sq ft)
 Bsm: 201.04sqm (2,164sq ft)
 Total: 302.29sqm (3,254sq ft)

EXECUTIVE SUMMARY

The property is let on a full repairing and insuring head lease on the following terms:

Tenant: MZ Drinks Ltd
 Expiry: 19th April 2032
 Passing Rent: £35,000p.a.
 Rent Review: 20th April 2027
 Service Charge: A service charge cap is on place until 20th April 2026 of £2,000per annum thereafter an increase to £5,000per annum for the remainder of the lease.

PRICE

The property is available on a freehold basis for £450,000





V.A.T

Figures quoted exclusive of V.A.T

E.P.C.

Available on request

LEGAL

Each party shall bear responsibility for their own legal costs

LEASE & TITLE

Available on request

VIEWING

Whilst it is a good idea to visit a trading business that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business.

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.