

482 SAUCHIEHALL STREET, GLASGOW, G2 3JU



SITUATED ON MAIN NIGHTSPOT LOCATION



- Ground & 1st Floor
- Hot Food Diner / Take Away
- Extraction In Situ
- 2,346sq ft
- Rent: £45,000per annum
- Sale: Offers Invited

LOCATION

The property is situated on a prime position on the east side of Sauchiehall Street close to its junction with Elmbank Street within Glasgow 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; Tesco, Genting Casino, The Garage Nightclub, Mango Bar, Box Music Venue, The Kings Theatre.

PROPERTY

The property comprises a ground and first floor take away within a week established commercial parade surmounted by a pitched roof.

Benefitting from a double display window and dual entrance door, the property stands out within the parade. Internally the property is presented in a shell condition at ground floor, with gas, electricity and water supplies in situ along with canopy and extraction to the rear.

Access to the upper floor is via a single staircase leading to secondary cooking and food prep area, stores with walk-in freezer and refrigerator along with office, staff room and w.c. facilities.

AREA

The property has been calculated to extend to the following internal area:

Ground: 101.68sqm (1,094sq ft)
1st Floor: 116.25sqm (1,251sq ft)

Total: 217.93sqm (2,346sq ft)

NAV/RV

The property has been entered onto the valuation roll with the following RV

£27,000

The annual payable amount before any appeal has been calculated to be £13,446per annum

RENT

The property is available on a full respiring and insuring head lease for a negotiable term for £45,000per annum





SALE

Our client may consider disposing of their freehold interest. Parties solely interested in purchasing are invited to submit offers.

V.A.T.

We understand the property is not elected for V.A.T.

E.P.C

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

TITLE

Available on request

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.