



Hummingbird

Ref: 6854057

186 Bath Street, Glasgow, G2 4HG

Freehold: Offers Over - £900,000

Prime City Centre Location

Multi-purpose Licensed Venue

Well Decorated and Modern Throughout

Would suit a variety of different concepts

Outdoor Terrace

Energy Rating TBC



An excellent opportunity to acquire a quality freehold licensed property in Glasgow City Centre. This fully converted townhouse includes a cocktail bar, karaoke pods and functions spaces over four floors.



Location

The property is situated on Bath Street in Glasgow City Centre. This is Glasgow's prime office location and there are a number of international, national and local businesses represented in the area. The location comprises a mixture of former traditional townhouses, older style offices and more modern developments. Whilst the predominant use is offices, there are a collection of retail premises, cafes, restaurants and leisure uses servicing the area.

The city has mainline railway stations at Glasgow Central and Glasgow Queen Street with connections throughout the UK. In addition, there is a comprehensive suburban rail network with connections to Greater Glasgow and beyond. An underground train system circles the city centre interconnecting with rail at Buchanan Street and Partick. There is a major bus terminus at Buchanan Bus Station.

The Opportunity

An excellent opportunity to acquire a freehold licensed business in Glasgow City Centre.

The property extends over four floors and includes a cocktail bar, restaurant, karaoke pods and function space. Hummingbird has received significant investment over the years and will require minimum capex from the ingoing purchaser. The property has been tastefully decorated throughout with other uses including cocktail masterclasses, hen parties, meetings and corporate events and baby showers.

The business boasts good reviews across Google and TripAdvisor as well as having a strong following of over 20k on Facebook.



Fixtures & Fittings

A full inventory will be provided to interested parties after a formal offer has been accepted.

Regulatory

Premises Licence



Internal Details

Basement

The Diskoteka can hold up to 100 guests, separated into a bar area with booth seating for c.16, dancefloor and DJ booth. This area leads to a private outdoor terrace.

Ground Floor

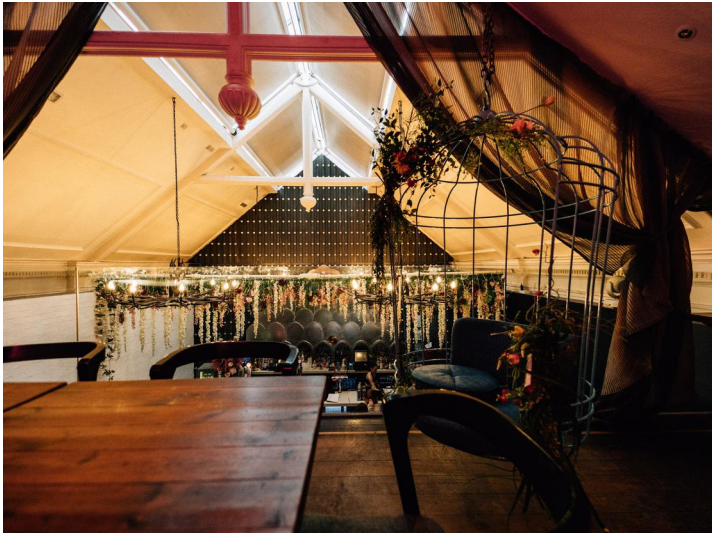
Large bar area with wooden tables and chairs, the spacious room has been tastefully decorated throughout and would suit a variety of different concepts going forward.

First Floor

The 'Posh Room' is based on the first floor with large windows allowing for plenty of natural light. The room is private and can accommodate for around 25 seated and 35 standing with buffet. Karaoke booths are also located on this floor. A small bar is to the rear with a single door providing access to a private mezzanine with fixed cloth seating and wooden tables and chairs. The mezzanine overlooks a further private bar.

Second Floor

The Penthouse can comfortably accommodate 40 seated and has been decorated to a high standard. This large room with private bar is perfect for large parties, private dining and special events.





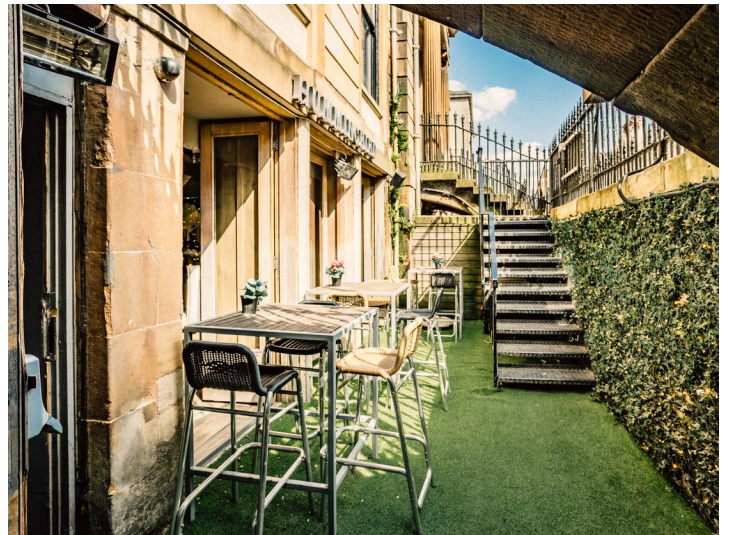
External Details

A four storey property of stone construction with a pitched and slated roof. There is a small garden at lower ground for around 10 seated.

Metered parking is available on a first come first served basis.

Business Rates

The Rateable Value as of 1 April 2023 is £78,000. Confirmation of actual rates payable can be obtained from the local Authority.



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Edinburgh



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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