



## Beresford Lounge

Ref: 6854056

460 Sauchiehall Street, Glasgow, G2 3JU

Freehold: Offers Over - £595,000

Situated in Glasgow City Centre

Bar & Restaurant

Would Suit a Variety of Different Concepts

Outside Seating

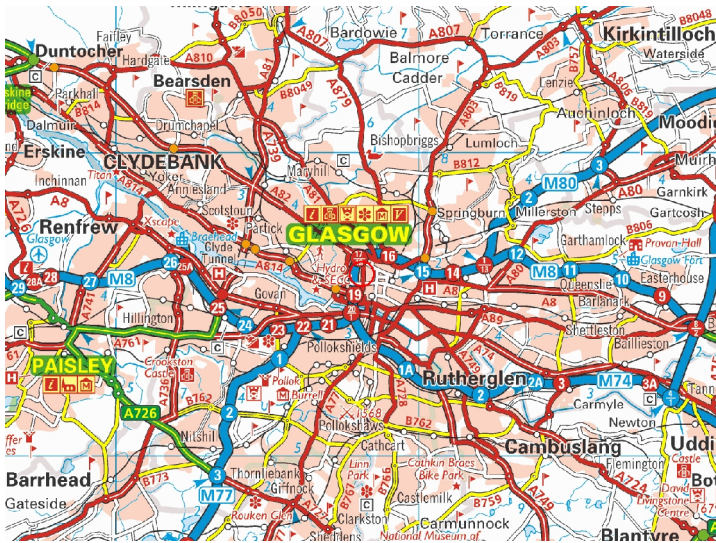
Small Function / Events Room on First Floor

Energy Rating "tbc"



A great opportunity to acquire a licensed bar and restaurant situated at the 'busier' end of Sauchiehall Street. Our clients have owned the property for 10 years and are now selling to focus their attention on other venues within the city.

The property had been previously leased and was trading as a Scottish / Irish bar and is now available to purchase on a freehold basis.



### Location

The Beresford Lounge is situated on Sauchiehall Street in Glasgow City Centre.

Glasgow is the most populous city in Scotland and, with a population of 622,820 (2022 census), the third most populous city in the UK. It offers a blend of internationally acclaimed museums and galleries, renowned concert and conferencing venues, stunning architecture, vibrant night-life, shopping and a diverse array of restaurants and bars, making the city an increasingly popular business centre and tourist destination for short breaks.

The city is well served by transport connections via air, road, rail and bus and has immediate access to the central Scotland motorway system via the M8 and the M74. Glasgow Central Station is around a 15 minute walk from the property with Queen Street Station around 20 minutes.

### The Opportunity

A great opportunity to acquire a spacious licensed venue which is situated at the 'busy' end of Sauchiehall Street. Our clients have owned the property since 2008.

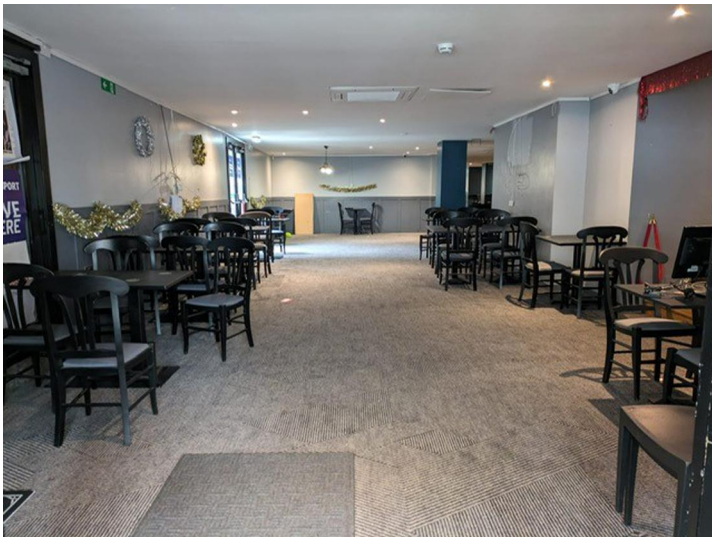
The property is currently vacant having previously traded as a Scottish/Irish bar offering good food, drinks and live music within the basement. The modern décor throughout would suit a variety of different concepts going forward and would require minimum investment. The Beresford was also recently granted a 2am license as part of the City centre trial for bars.

### Fixtures & Fittings

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







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### Internal Details

Entry to the property is provided via double doors to the front, there is also a separate door which leads directly to the basement area. A staircase to the right as you enter the property leads to the mezzanine which could comfortably accommodate 20 seated.

The restaurant on the ground floor is spacious and can accommodate around 120 seated with a fitted bar located to the rear of the room on the right. Male and female toilets are to the left at the rear with a staircase leading to the basement which includes an additional bar area, commercial kitchen, male and female toilets, cellar as well as ample storage.

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### External Details

The property comprises the ground floor of an eight storey building of traditional stone construction. There is a small alley to the side of the building which may be utilised as a beer garden going forward.

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

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### Business Rates

The Rateable Value as of 1 April 2023 is £67,500. Confirmation of actual rates payable can be obtained from the local Authority.

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### Regulatory

Premises License



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## 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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