

TUSK NIGHTCLUB AND WAVERLEY TEAROOMS

18 MOSS-SIDE ROAD, SHAWLANDS, GLASGOW, G41 3TN

FREEHOLD

SUBSTANTIAL FORMER
NIGHTCLUB IN BUSY GLASGOW
SUBURB FOR SALE ON BEHALF OF
JD WETHERSPOON



* CGI of the proposed appearance

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- **Freehold (Heritable) with vacant possession**
- **Substantial building prominently located in close proximity to Kilmarnock Road (A77)**
- **Large external trade patio to the side of the property**
- **Significant potential for alternative uses (STTP)**
- **Short distance to Crossmyloof, Shawlands and Pollokshaws East train stations**
- **GIA - 1,638 Sq M (17,630 Sq Ft)**
- **Offers are invited for the benefit of our client's Freehold (Heritable) interest**
- **[Google Street View Link](#)**

LOCATION

Shawlands is a busy suburb of Glasgow and is situated 5.8 miles south of Glasgow city centre and 19.3 miles north east of Kilmarnock. The area is well serviced by public transport with Crossmyloof, Shawlands and Pollokshaws East stations providing regular services to Glasgow city centre.

The property occupies a prominent position on Moss-Side Road with Crossmyloof train station 0.3 miles to the north west. The surrounding area is of mixed residential and commercial uses with a large number of independent operators located on the nearby Kilmarnock Road (A77).

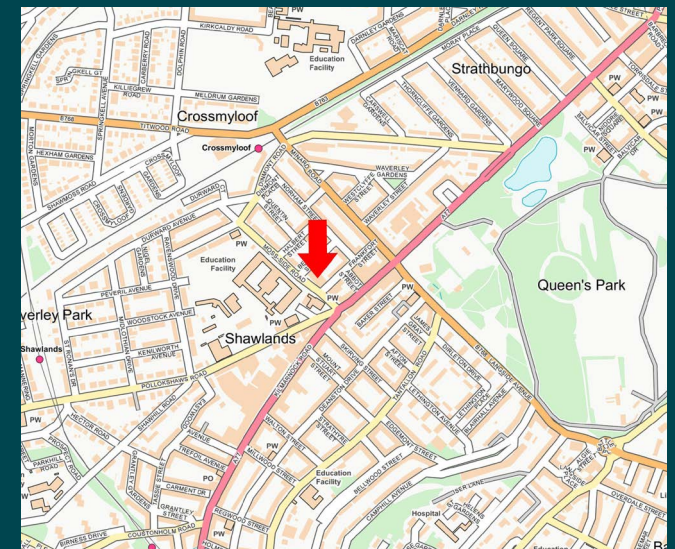
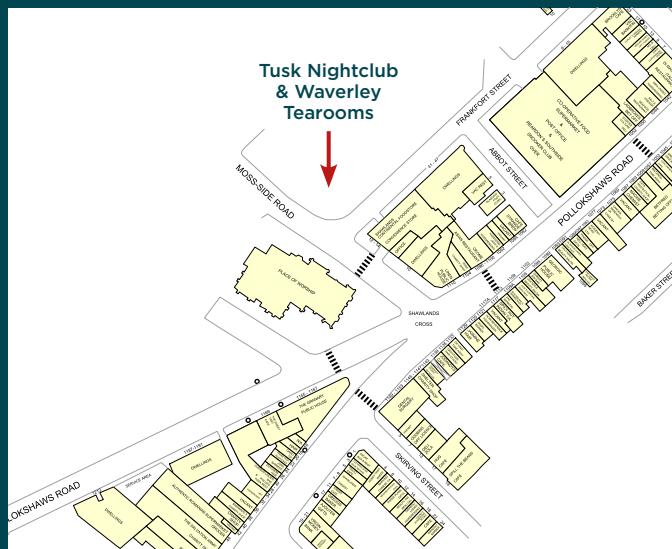
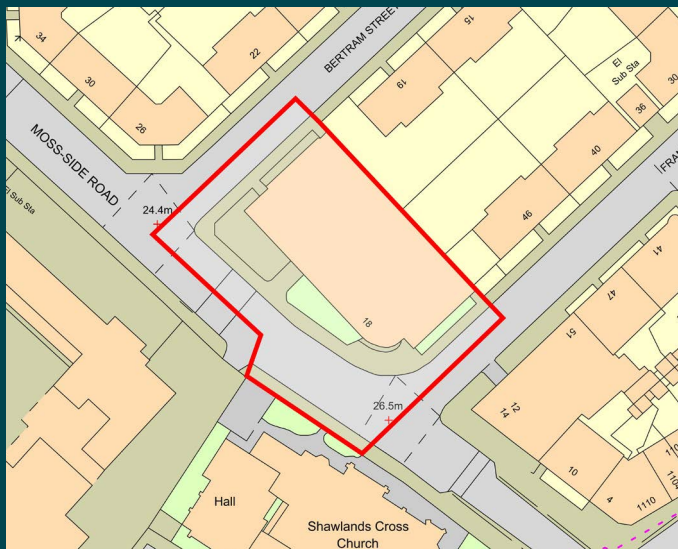
DESCRIPTION & ACCOMMODATION

The property comprises a two storey detached building in shell condition under a pitched roof. To the side elevation is a large external trade patio which would provide seating for a large number of customers if reinstated.

Ground Floor: Open plan trading accommodation formerly split into bar, restaurant and reception areas.

Basement: Additional trading accommodation accessed by a staircase towards the main ground floor entrance.

First Floor: The first floor provides an additional bar and restaurant trading area and is accessed by a staircase from the ground floor. Customer toilets and office are also located at this level.



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APPROXIMATE FLOOR AREAS

Floor	Description	Sq M	Sq Ft
Ground	Trading	1,120	12,061
Basement	Ancillary	52	564
Mid level	Ancillary	52	564
First	Trading	265	2,848
Total		1,489	16,037

Purchasers are advised to check these area which are indicative only and show best estimates under the current configuration.

TENURE

Freehold (Heritable).

RATEABLE VALUE & EPC

April 2023 Rateable Value - £85,000

EPC - G-197.

PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 01:00 Monday to Wednesday and 02:00 Thursday to Sunday.

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PLANNING

The property is category A listed and is situated within Shawlands Cross conservation area.

Planning permission was granted (subject to conditions) in January 2020 (planning application number 19/02410/FUL) for the change of use of existing nightclub to a public house (sui generis). Further details can be found on Glasgow Council's website using the following [link](#)

VIEWINGS & TERMS

The property is currently closed so all formal viewings must be arranged through the joint selling agents Savills and CBRE.

Offers are invited for the benefit of our clients freehold (heritable) interest.

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