



120

**BATH
STREET
GLASGOW
G2 2EN**

**TO
LET**

**RESTAURANT / LICENSED
LEISURE OPPORTUNITY**

LOCATION

Glasgow is Scotland's largest city with a resident population in excess of 670,000 people and an estimated catchment of 2 million.

The property occupies a prominent elevated corner position on the preferred north side of Bath Street at its junction with Wellington Street. Bath Street is the main arterial vehicular route out of Glasgow City Centre and is an established office and leisure destination. The popular retailing thoroughfare of Sauchiehall Street is one block directly north of the subjects.

Nearby occupiers include Abode Hotel, Apex Hotel, Fortis Student Living, Elanic, Malones Bar, Bijoux, The Howlin' Wolf, Sartis and Q Park.



DESCRIPTION

The premises comprise a former bank arranged over ground and basement floor within a modern stone building. Upper floors are in office use.

The unit will be available in a shell specification free of previous occupier's fixtures and fittings.

TERMS

The subjects will be offered on the basis of a new Full Repairing & Insuring Lease incorporating 5 yearly rent reviews, for a term to be agreed between both parties.

RENT

Offers over £50,000 per annum are invited.

ACCOMMODATION

Floor	sq m	sq ft
Ground	203.95	2,196
Terrace	20	215
Basement	97.08	1,045
Total	321.10	3,456

RATES

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2019 is £43,250.00.

Based on a rate poundage of 0.498p this rateable value will result in an estimated rates liability in financial year 2020/21 of £21,539.00. Each new occupier has the right of appeal against this figure.

EPC

An Energy Performance Certificate is available on request.

PLANNING

The premises currently benefit from having a Class 3 (Food & Drink) consent. Alternative uses may be considered.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the ingoing tenant will be responsible for Land and Building Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING & FURTHER INFORMATION

Via the joint leasing agents:



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