

| **TO LET**

3,600 SQ FT
LICENSED LEISURE
OPPORTUNITY



HSA RETAIL

96-98
HOPE STREET
GLASGOW

LOCATION

Glasgow is Scotland’s largest city and benefits from an immediate population of approximately 660,000 people and an estimated shopping catchment of two million. Glasgow is widely regarded as being second only to London’s West End in terms of the UK retailing hierarchy.

The subjects are situated on the east side of Hope Street, in the heart of Glasgow City Centre by the block bounded by Gordon Street to the south and St Vincent Street to the north. The property benefits from having dual aspect views down Hope Street and along Bothwell Street, the main arterial route in to Glasgow City Centre. Bothwell Street is well established as the centre of Glasgow’s CBD however has recently become a thriving leisure destination, with a number of bars, restaurants and coffee shops taking advantage of the all day trade available.

Glasgow Central Station is approximately 100 yards to the south of the subjects, meaning the subjects are ideally positioned to take advantage of the daily passing commuter trade.

Nearby occupiers include Grill on the Corner, Gusto, Barburrito, Ad Lib, Grand Central Hotel, Tesco Metro, Santander and Sainsburys Local.

DESCRIPTION

The subjects comprise a self contained, double fronted restaurant premises arranged over ground and basement, where upper floors are in office use.

The property formerly covered for approximately 90 covers. Subject to relevant consents, it may be possible to increase the level of covers significantly by relocating the kitchen area to the basement.

The subjects benefit from an alcohol licence which can be transferred to the ingoing tenant upon completion of satisfactory statutory licensing and legal lease formalities. Further information available on request

ACCOMMODATION

GROUND	2,162 SQ FT	200.85 SQ M
BASEMENT	1,438 SQ FT	133.59 SQ M
TOTAL	3,600 SQ FT	334.44 SQ M

RENT

Rental offers in excess
£100,000 per annum
are invited.

96-98
HOPE STREET
GLASGOW



LEASE TERMS

The subjects are being offered on a new long term full repairing and insuring lease incorporating five yearly rent reviews.

Immediate entry is available upon completion of all legal formalities.

RATES

We have been verbally informed by the Local Rating Authority that the current Rateable Value of the subjects is £110,000 and the rates payable are £54,120. The UBR for 2017/2018 is 46.6p plus a Large Property Supplement of 2.6p.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

VAT

All rents, prices and premiums etc are quoted exclusive of VAT.

EPC

EPC Rating = G

Full Energy Performance Certificate available on request.



For further information contact the sole agent:



Gordon Nicolson

0141 548 8064

07730 569 160

gordon.nicolson@hsaretail.com

Ross Allardice

0141 548 8063

07376 488 053

ross.allardice@hsaretail.com

www.hsaretail.com

PROPERTY MISDESCRIPTORS ACT 1991 [1] The information contained within these particulars has been checked and unless otherwise stated, 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 enquirers at the earliest opportunity. [2] Date of Publication - October 2017. [3] Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. REQUIREMENTS OF WRITING (SCOTLAND) ACT 1995 These details are not intended to form part of a legally binding contract and the correspondence of which it is part is expressly subject to completion of formal legal missives in accordance with Scots law.