

McNicol

PROPERTY CONSULTANTS

TO LET / MAY SELL

Bar / Restaurant Property



207 Bath Street, Glasgow G2 4HZ.

- Class 3 Consent • 4,231 sq ft over Ground & Basement • Superb Trading Location within Core City Centre • Neighbouring Occupiers include Bunker, Moskito, Slouch, The Physio Company, Smile Café, Four Hairdressing, The Tiki Bar & Nina Wellness Studio
- May be suitable for Alternative Use (Subject to Planning)
High End Retail / Clinic / Dentist / Salon / Yoga Studio etc.

Location

The subjects are located within the heart of Glasgow City Centre on the south side of Bath Street between Douglas Street and Pitt Street, within its prime section.

Glasgow's main shopping streets, Buchanan Street and Sauchiehall Street are located a 5 minute walk away as well as being located within a core business / office area of the city centre.

Nearby occupiers include Bunker, Moskito, Smile Café, Slouch, The Physio Company, Four Hairdressing, The Tiki Bar & Nina Wellness Studio.

Description

The premises comprise a Ground & Basement Bar / Restaurant with Function Space providing some 100+ covers with large kitchen area within a 3 storey traditional blonde sandstone building under a pitched and tile covered roof.

The accommodation comprises a substantial Ground Floor area with customer seating, bar servery, male and female toilets plus staff office / storage.

The basement provides a large function space with private bar area, large kitchen, male and female toilets, staff toilet and staff office.

The property may also be suitable for Alternative Uses (Subject to Planning). May be suitable for High End Retail / Clinic / Dentist / Salon / Yoga Studio etc.

Accommodation

Ground:	125 sq m (1,343 sq ft)
Basement:	268 sq m (2,888 sq ft)
Total:	393 sq m (4,231 sq ft)

Energy Performance Certificate

A copy of the EPC for the property is available upon request.

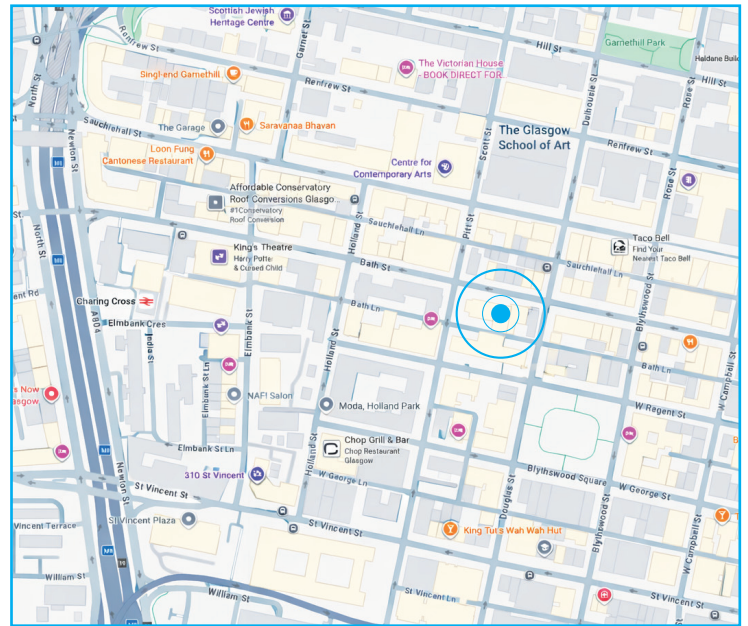
Lease Terms / Sale Price

Quoting Terms / Sale Price on application.

Local Authority Rates

Rateable Value: £30,500

Interested parties should contact Glasgow City Council Assessors Department for further information.



Service Charge

There is a service charge for the building, which covers common items of expenditure and the tenant will be required to pay the appropriate pro rata share.

Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction.

VAT

Unless otherwise stated, all prices are quoted exclusive of VAT. VAT will be payable at the prevailing rate.

Viewing And Further Information

Contact the sole agent:

Scott McNicol
scott@mcnicolproperty.co.uk



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