



Beresford Lounge

- 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 G

460 Sauchiehall Street, Glasgow, G2 3JU

Freehold: Offers Over - £595,000

Leasehold: Nil Premium

Annual Rent: Offers Over - £50,000

Ref: 6854056

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.

DESCRIPTION

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.

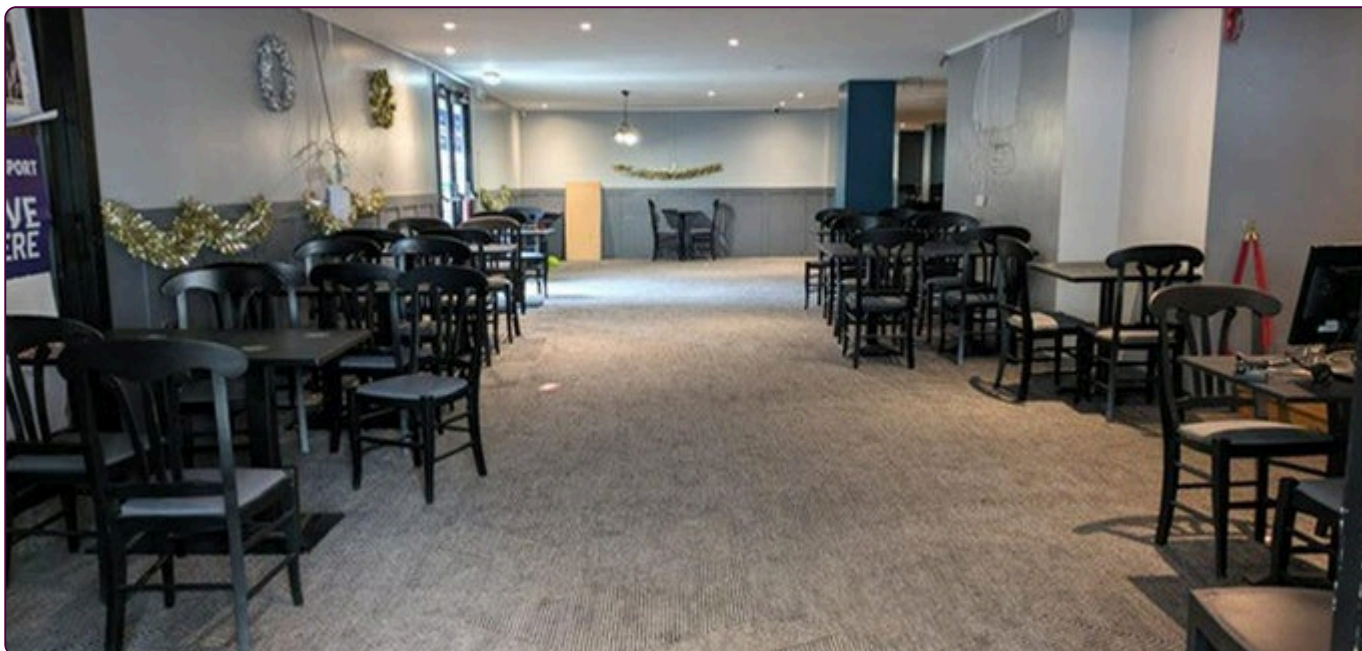
INTERNAL DETAILS

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.

FIXTURES & FITTINGS

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

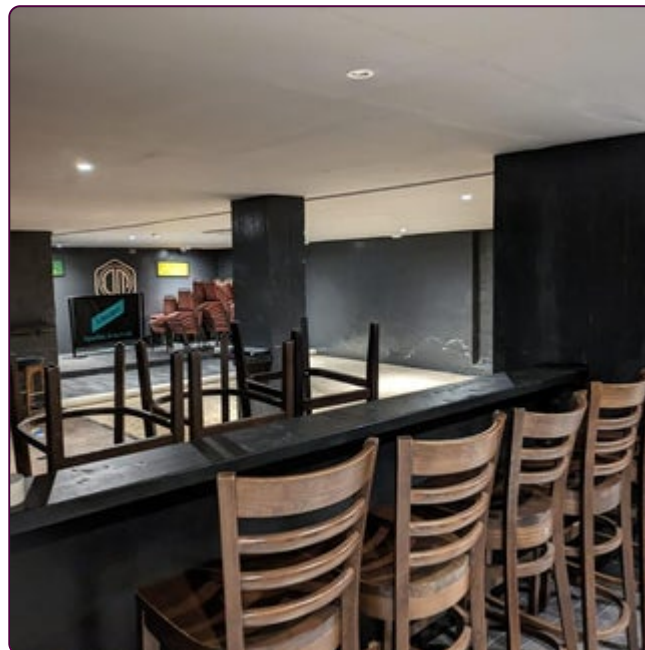




EXTERNAL DETAILS

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.



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.

REGULATORY

Premises License

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONTACT

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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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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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.

