

VACANT UNIT

71 Renfield Street, Glasgow City, G2 1LP

LEASEHOLD: £20,000 ANNUAL RENT: £60,000 | REF: 6854117

CHRISTIE & CO

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KEY HIGHLIGHTS

- Located in Glasgow City Centre
- Would suit a Variety of Different Concepts
- Bar & Restaurant 120 (over ground/basement)
- Fully Equipped Commercial Kitchen
- On-street Metered Parking
- Energy Rating G

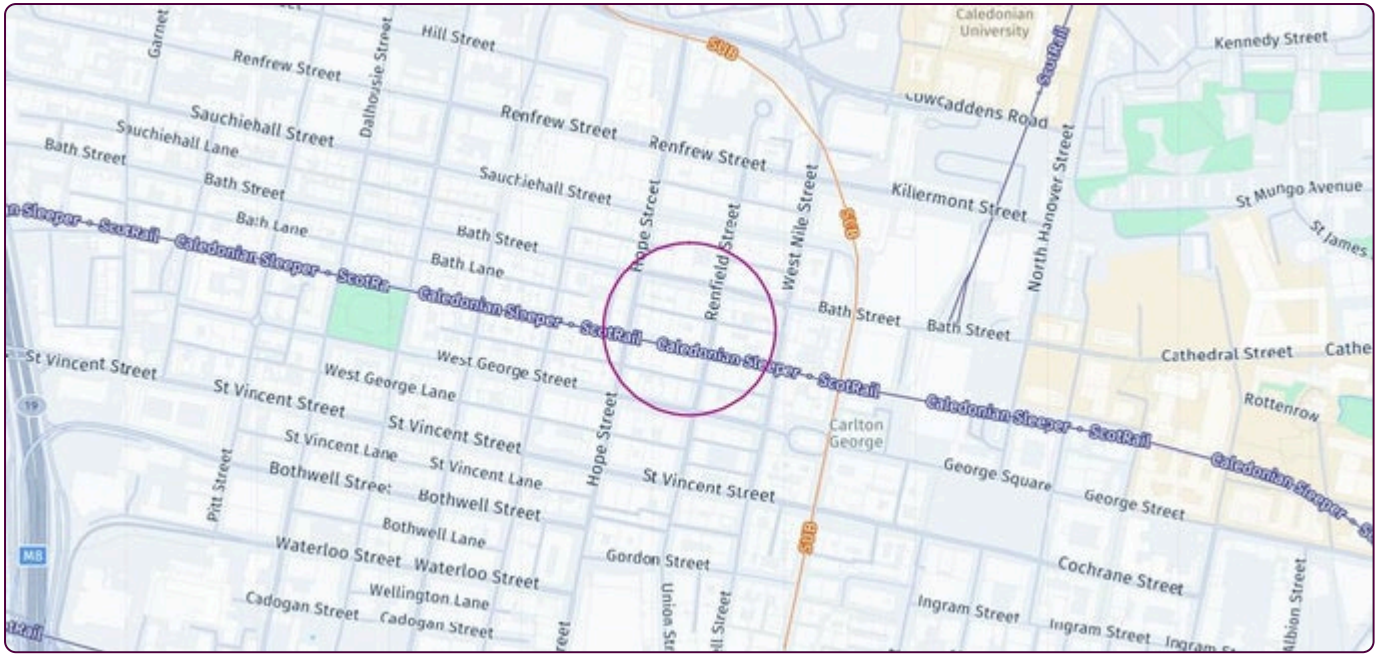
DESCRIPTION

A unique opportunity to lease a prominent bar and restaurant premises in the heart of Glasgow City Centre. The property benefits from a Premises Licence and full Class 3 consent, offering an incoming operator a ready-made platform from which to establish a new hospitality venture.

Access is provided from both Renfield Street and West Regent Street, creating a highly flexible trading configuration and allowing the accommodation to be operated in a manner that supports multiple revenue streams.

The dual frontage and separate access arrangements provide excellent potential for a range of trading formats, including food-led, wet-led and private function operations.









LOCATION

The property (formerly known as Roots) occupies a prime Glasgow City Centre position, in the heart of the city's established commercial, retail and leisure district.

The property benefits from excellent pedestrian accessibility and is well placed for the surrounding offices, hotels, shops, bars and restaurants.

The existing occupier describes the location as being around a five-minute walk from both Glasgow Central and Glasgow Queen Street stations, as well as Buchanan Bus Station.
The location also benefits from excellent transport links across Scotland and the wider UK. Glasgow Queen Street provides frequent direct rail services to Edinburgh Waverley, with up to five services per hour, making Edinburgh readily accessible for both business and leisure travel. Glasgow Central provides extensive local and national rail connections, while the city's principal bus and subway networks are also within easy walking distance.

The property therefore offers a highly accessible city centre trading location, benefiting from strong footfall, a substantial working population and easy access to Glasgow's main transport hubs.

INTERNAL DETAILS

The ground floor provides an attractive open-plan bar and restaurant area, offering approximately 70 covers through a combination of flexible table seating and fixed leather seating.

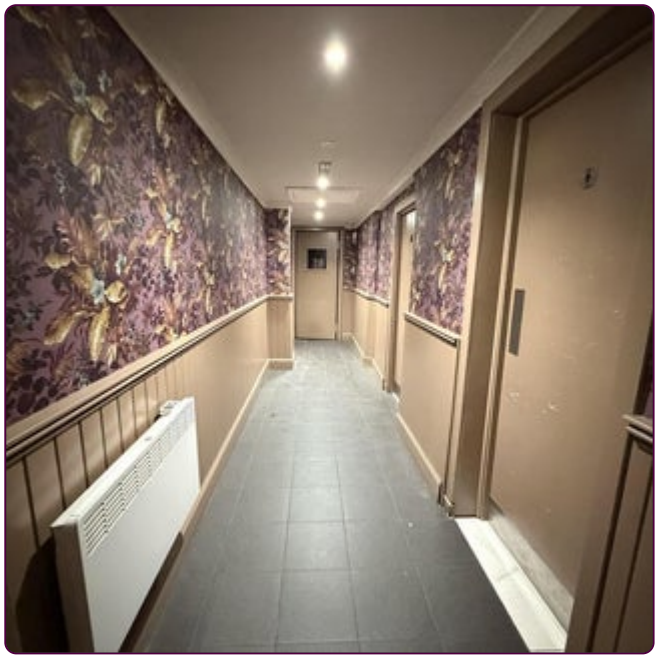
The basement level is accessed via a central staircase and comprises a fully fitted commercial kitchen, customer WC facilities, storage areas, and a substantial secondary bar/function space. Benefiting from a separate entrance directly from West Regent Street, this area is well suited to private hire, corporate events, parties, live entertainment, and other ancillary trading opportunities. This area can accommodate for around 50 seated.

The property's configuration provides a highly flexible operational layout, enabling an operator to cater to a broad range of customer demographics while maximising both food and wet-led revenue streams.









THE OPPORTUNITY

This represents an excellent opportunity to lease a prominent bar and restaurant premises within Glasgow City Centre. Positioned in the heart of an established leisure and hospitality destination, the property benefits from strong levels of footfall and close proximity to a number of well-known operators, including Black Sheep Coffee, GDK, Revolution and The Amber Regent.

Whilst some refurbishment and capital investment may be required prior to reopening, the property offers a substantial and versatile trading opportunity. The size, configuration and prominence of the premises make it suitable for a wide range of hospitality and licensed leisure concepts, allowing an incoming operator to establish a presence within one of Glasgow's most sought-after trading locations.

TENURE

Leasehold - Full terms to be agreed with ingoing operator

FIXTURES & FITTINGS

The ingoing tenant will benefit from the use of any fixtures and fittings that has remained within the property. An inventory will be provided.

EXTERNAL DETAILS

Occupying a prominent corner position within an attractive red sandstone building, the property benefits from extensive frontage to Renfield Street and West Regent Street, providing excellent visibility, strong branding opportunities and a commanding presence within Glasgow City Centre.

Large glazed display windows create an active trading frontage, while a separate entrance from West Regent Street provides independent access to the basement accommodation.

Nearby on-street parking is available on a first come first served basis.

BUSINESS RATES

The Rateable Value as at 1 April 2026 is £36,000. Confirmation of actual rates payable can be obtained from the local Authority.



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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CONDITIONS OF SALE

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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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