LICENSED INVESTMENT OPPORTUNITY

1046 Argyle Street, Glasgow, G3 8LY

FREEHOLD: £550,000 | REF: 6854098

CHRISTIE & CO

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LOCATION

The Property, situated on the corner of Argyle Street and Berkeley Street, is in a prime location within Glasgow. It is approximately a quarter mile to the west of Glasgow City Centre.

Argyle Street is a major arterial route into the city so there is good transport and bus links to the city centre, in addition to the Exhibition Railway Station (which links to the west rail network).

The majority of the business demand is generated from the Hydro/SECC events centre, which are located in the north bank of the River Clyde, c.800 metres to the south of the property.

The wider Finnieston area is now a recognised licensed circuit with a significant number and range of bars and restaurants. The Kelvingrove Park with Kelvingrove Art Gallery & Museum are less than half a mile west, adjacent to the south side of the University of Glasgow Campus. Access to the M8 motorway is less than half a mile south east of the Property.

Glasgow is the most populous city in Scotland and, with a population of 621,020 (2017 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, fantastic shopping and a diverse array of restaurants and bars, making the city an increasingly popular business centre and tourist destination for short breaks.

KEY HIGHLIGHTS

- Gross Yield of 7.7%
- Situated in West End of Glasgow
- Secure Tenant Operating Since 2009
- Bar & Restaurant (50)
- Premises License
- EPC Rating C


SERVING GO
PUB QUIZ
drink ?

DESCRIPTION

A rare opportunity to acquire a licensed bar and restaurant investment situated in the West End of Glasgow.

The tenant has been in situ since 2009 with the business trading as 'The Taphouse Bar & Kitchen'.

Please note the business is not for sale and will be unaffected by any sale

The current lease expires in 2039.

INVESTMENT SUMMARY

Tenant - Neighbourhood Glasgow Ltd
Annual Rent - £38,520 + £4,000 admin fee
Rent Review - 31.01.2029
Lease End Date - 31.10.2039

INTERNAL DETAILS

The property can be accessed via Argyle Street or Berkeley Street.

As you enter from Argyle Street the bar is situated ahead, to the rear. To the right is a small fully fitted commercial kitchen with male, female and a disabled toilet located to the left of the bar.

The restaurant can accommodate for around 50 via a mixture of moveable tables, chairs and high standing tables. The property has been well maintained and is modern and trendy throughout.

The basement can be accessed via the bar area and mirrors the existing footprint of the ground floor.

FIXTURES & FITTINGS

A full inventory confirming the ownership of existing fixtures and fittings will be provided throughout the sales process.

EXTERNAL DETAILS

The property is situated on the ground floor of a four storey tenement building.

Outside seating is to the side and can accommodate around 10.

Metered parking is available within the immediate area on a first come first served basis.

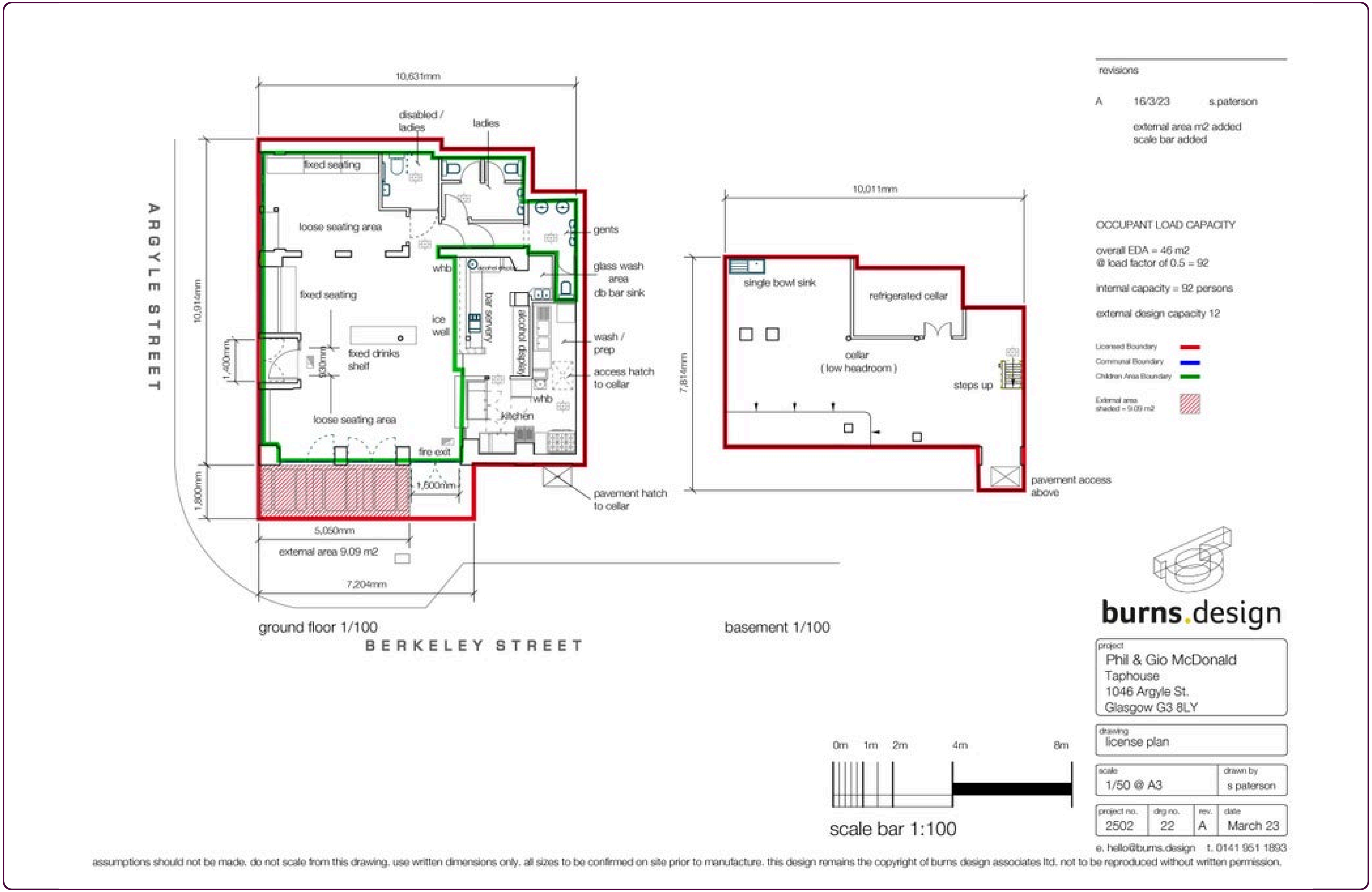
REGULATORY

Premises License

BUSINESS RATES

The Rateable Value is £27,000 with effect from 1 April 2023.

Confirmation of actual business rates payable should be obtained from the Local Authority.


10,631mm
disabled / ladies
ladies
fixed seating
loose seating area
gents
whb
glass wash area
db bar sink
fixed seating
ice well
bar servery
alcohol display
wash / prep
fixed drinks shelf
access hatch to cellar
whb
loose seating area
kitchen
fire exit
1,600mm
pavement hatch to cellar
10,916mm
1,400mm
930mm
1,800mm
5,050mm
external area 9.09 m2
7,204mm
ARGYLE STREET
ground floor 1/100
BERKELEY STREET
10,011mm
single bowl sink
refrigerated cellar
cellar
(low headroom)
steps up
7,814mm
pavement access above
basement 1/100
revisions
A 16/3/23 s.paterson
external area m2 added
scale bar added
OCCUPANT LOAD CAPACITY
overall EDA = 46 m2
@ load factor of 0.5 = 92
internal capacity = 92 persons
external design capacity 12
Licensed Boundary
Communal Boundary
Children Area Boundary
External area shaded = 9.09 m2
burns.design
project
Phil & Gio McDonald
Taphouse
1046 Argyle St.
Glasgow G3 8LY
drawing
license plan
scale
1/50 @ A3
drawn by
s paterson
project no.
2502
drg no.
22
rev.
A
date
March 23
0m 1m 2m 4m 8m
scale bar 1:100
e. hello@burns.design t. 0141 951 1893
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CONTACT

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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.

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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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