



Bar Soba

- Glasgow City Centre
- Turnkey Condition
- Total Area 6,321sq.ft
- Covers c.200
- Premises License
- Annual Rent £100,000 - Energy Rating G

79 Albion Street Merchant City, Glasgow, G1 1NY

Leasehold: Nil Premium

Annual Rent: £100,000

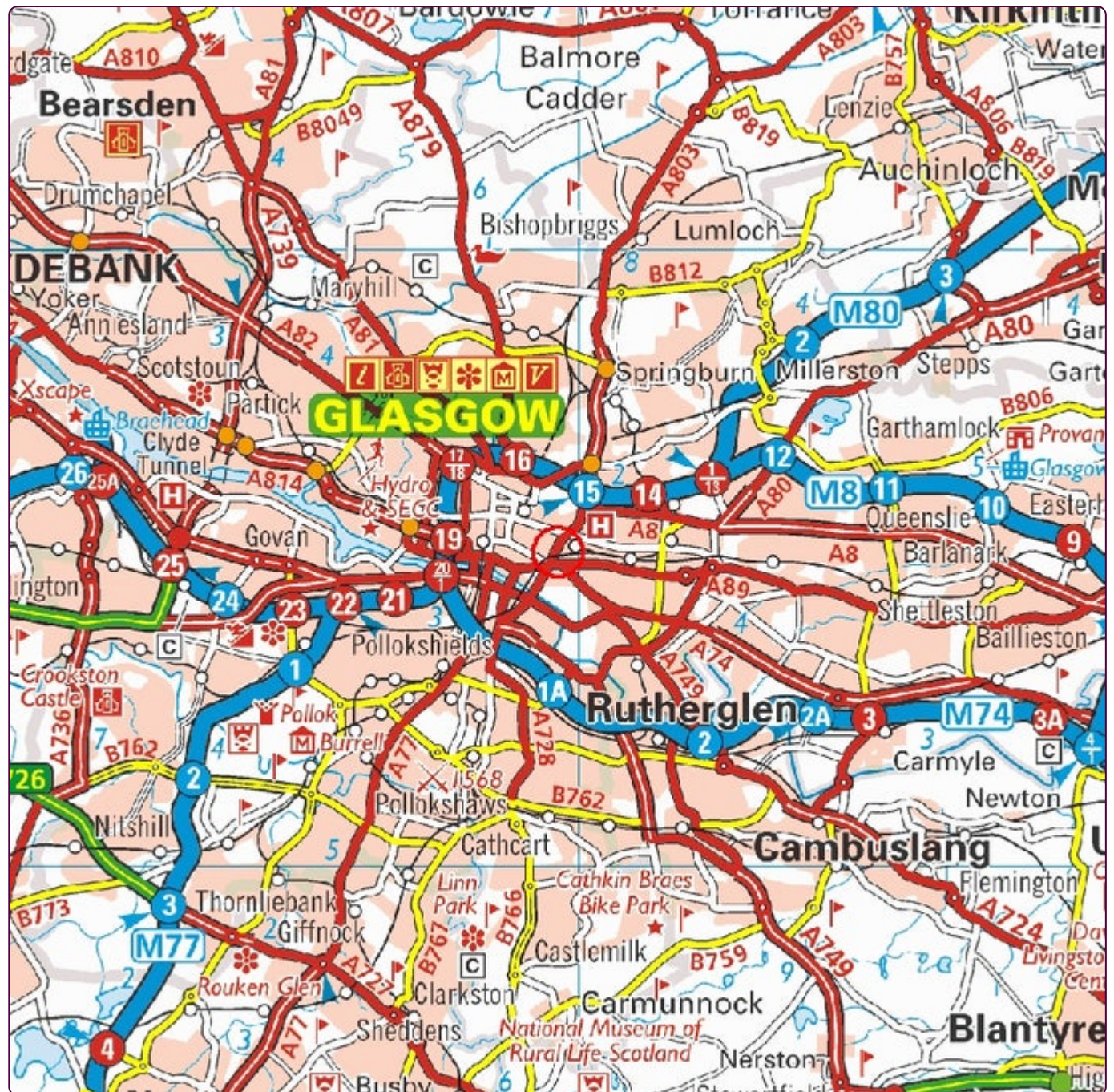
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LOCATION

The business is situated on Albion Street, within the Merchant City area of Glasgow City Centre. Queens Street Station is a short 10 minute walk with Glasgow Central being around 15 minutes. Both stations allow for travel throughout the UK with Edinburgh being around 50 minutes.

The Merchant City is located within a popular leisure circuit amongst various bars, restaurants and cafes. Existing tenants to include, O'Neill's, Pania. Sano Pizza, Vodka Wodka and Escape Reality.

The newly developed Candleriggs Square is a £300 million development creating a further vibrant mixed-use community. It brings a 346 build to rented homes, offices and Scotland's largest hotel (496 beds).





THE OPPORTUNITY

A great opportunity to lease a licensed 200 cover restaurant within the heart of Glasgow's Merchant City.

Our clients acquired the business in 2019 and have now decided to assign the existing lease to focus on other interests south of the Border.

This would suit a hands on owner operator although could also easily fit in to an existing group.

The property previously traded as Bar Soba, an Asian fusion street food concept serving up dishes such as Katsu Curry, burgers and Pad Thai.

DESCRIPTION

Set within the vibrant Merchant Square, which was once part of Glasgow's Old Fruitmarket.

This indoor venue is a stylish and sophisticated destination for eating, drinking and entertainment. It also has an outdoor seating area which is known for being very popular in the evening.

INTERNAL DETAILS

200 cover restaurant with internal and external bar with a total of 6,321sq.ft. A fully fitted commercial kitchen is situated in basement.

There are male, female and disabled toilet, with a small office within the main restaurant area.

The site is in good condition throughout and could be reopened with minimum capex. The existing fit-out suits the former branding as an Asian fusion street food dining experience however, the style and layout could also suit a variety of different concepts.

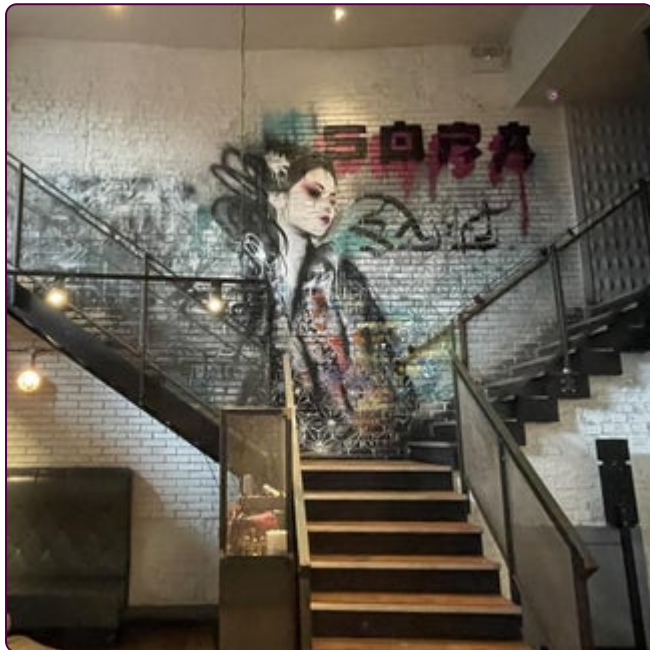
FIXTURES & FITTINGS

All photographs, images, drawings and visual representations are provided for illustrative purposes only. Actual products, services, fixtures, fittings, finishes, colours, layouts or specifications may vary from those shown.

TENURE

Leasehold - the lease will be assigned with vacant possession with 10 years remaining (expires March 2035). The annual rent is £100,000 with a nil premium.



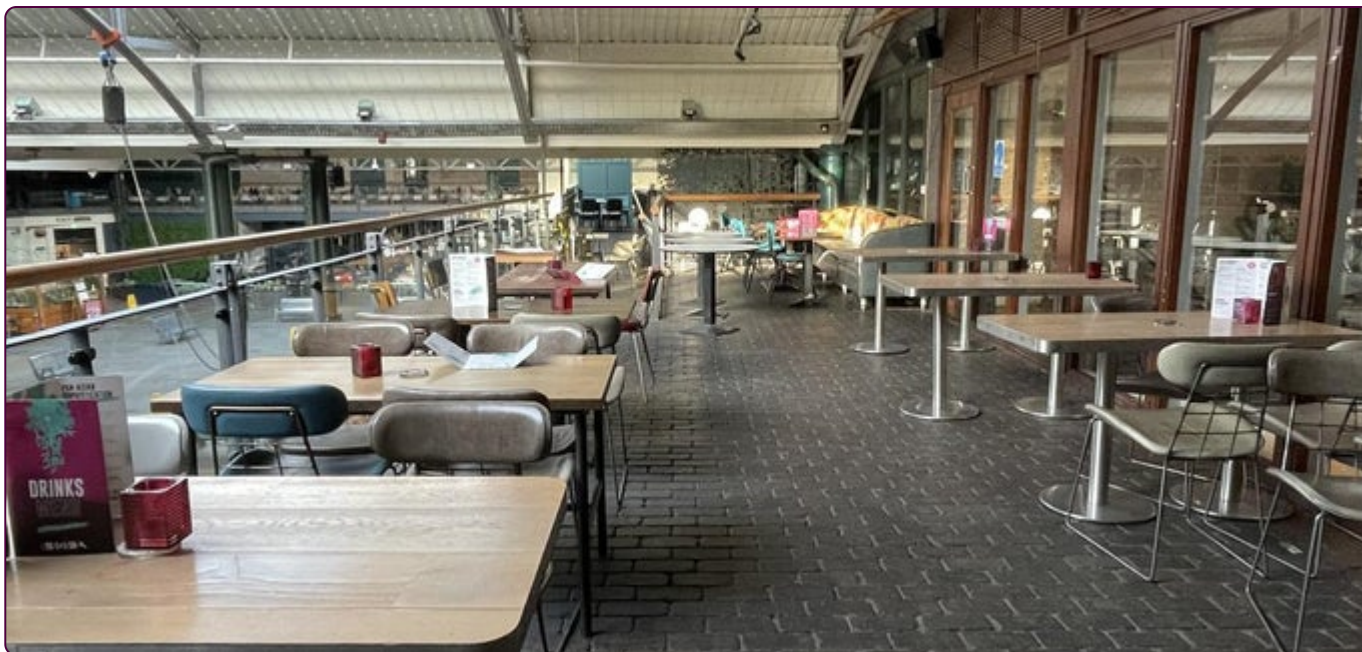


EXTERNAL DETAILS

The business is situated on the ground floor of a three storey property of blonde sandstone construction.

There is a large indoor terrace which can accommodate around 60 seated with a further outdoor space at first floor level.

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



REGULATORY

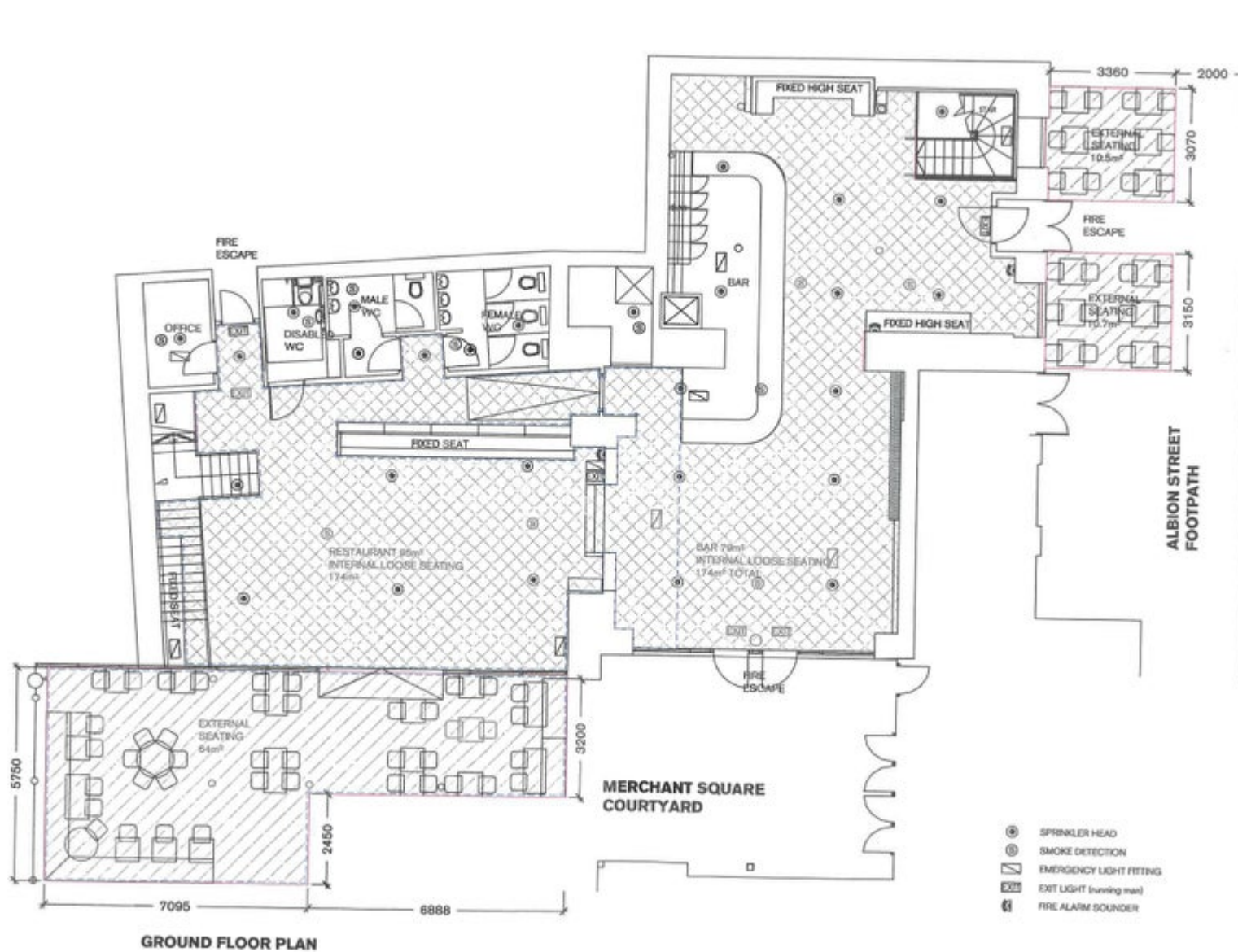
Premises License

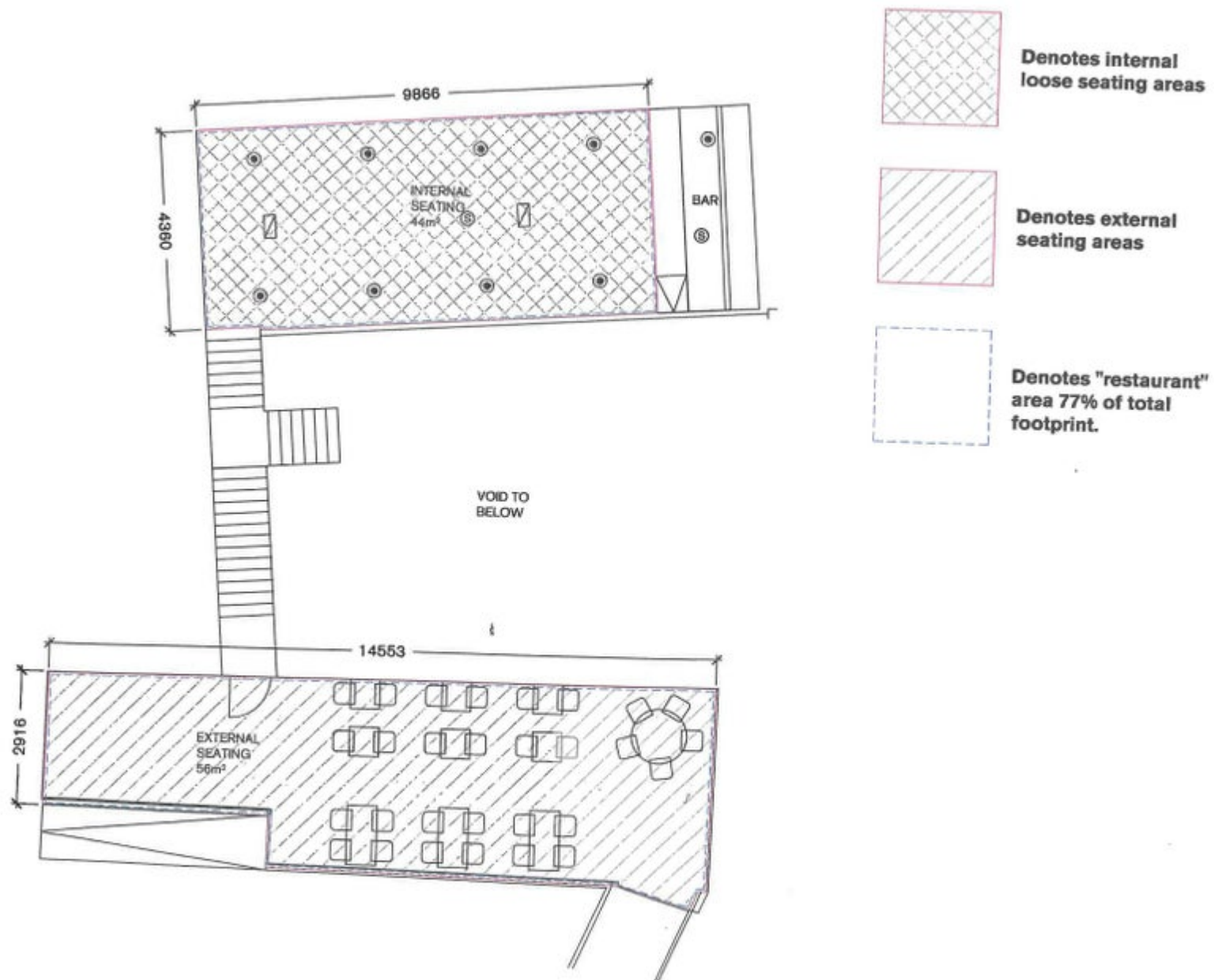
BUSINESS RATES

The Rateable Value as of 1 April 2023 is £50,000.

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







DEBT & INSURANCE ADVISORY

FINANCE

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CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

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T: 01908 920 570

E: enquiries@christieinsurance.com

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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:



TONY SPENCE

Director - Hospitality

T: +44 7546 698 684

E: tony.spence@christie.com

CONDITIONS OF SALE

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