

Le Chardon d'Or Limited in Administration (the "Company")

Ref: 6863601

176 West Regent Street, Glasgow, G2 4RL

Freehold: Offers over £575,000

140 cover restaurant & bar
Fully licensed
Prime city centre location
Well decorated and modern throughout
Two fully equipped commercial kitchens
Energy rating G, 597 sq m

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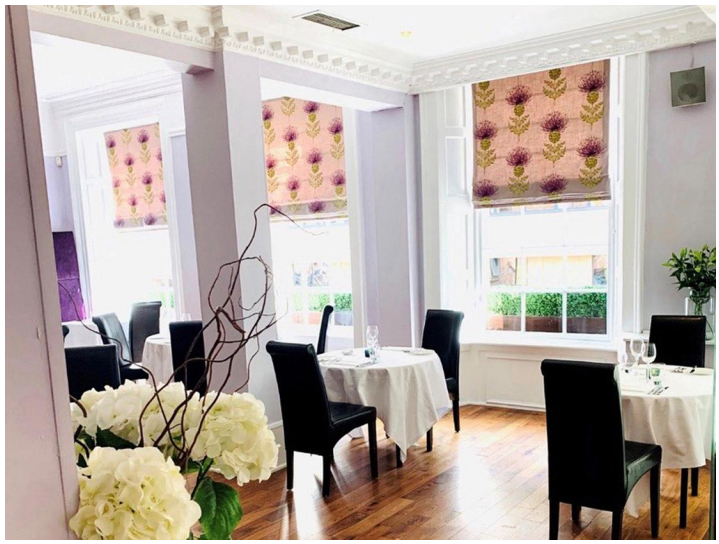
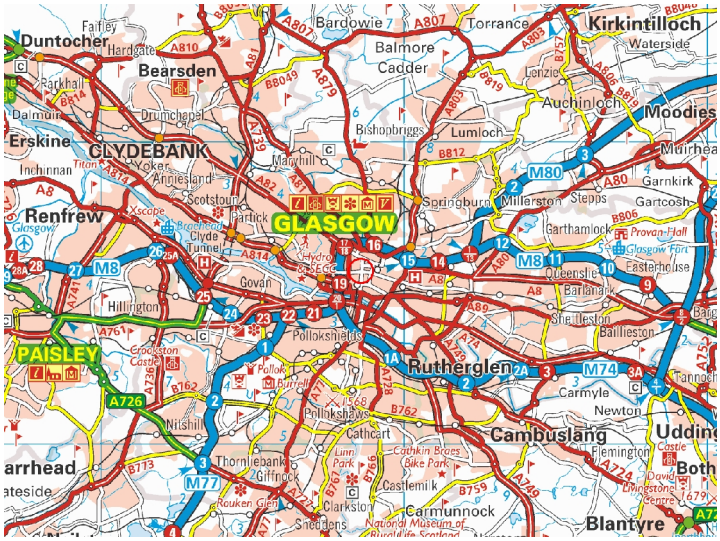
A great opportunity to purchase a fully licensed, vacant property at 176 West Regent Street, Glasgow city. The property has been decorated throughout to a high standard and would suit a variety of different concepts going forward, access to the property is provided at ground and lower ground level.





Location

The property is situated on the north side of West Regent Street, between its junctions with West Campbell Street and Blythswood Street, on the edge of the business district of the city centre. This is Glasgow's prime office location and there are a number of international, national and local businesses represented in the area. The location comprises a mixture of former traditional townhouses, older style offices and more modern developments. Whilst the predominant use is offices, there are a collection of retail premises, cafes and leisure uses servicing the area.

The city has mainline railway stations at Glasgow Central and Glasgow Queen Street with connections throughout the UK. In addition, there is a comprehensive suburban rail network with connections to Greater Glasgow and beyond. An underground train system circles the city centre interconnecting with rail at Buchanan Street and Partick. There is a major bus terminus at Buchanan Bus Station.

Internal Details

Upon entry to the property, the restaurant area can accommodate for around 80 covers. There is a large bar to the rear of the room with a door to the right leading to a spacious fully equipped commercial kitchen. The restaurant's interior is carefully designed to exude opulence and refinement, it features tasteful décor with a mixture of contemporary and classic elements.

Further to the rear of the ground floor is a staircase leading to the basement area of the property, this area can accommodate for around 60 in total however, can also be split over three sections for private dining and small functions. There is also a large bar, small lounge area for 15 and an additional fully equipped commercial kitchen which caters for this part of the restaurant.

Male and female toilets are located on both floors, there is also ample storage throughout and an office within the basement.





The Opportunity

A great opportunity to acquire a freehold restaurant situated in Glasgow city centre, the property is being sold with vacant possession. The restaurant is situated over two floors and would suit a variety of different cuisines, each floor offers a fully equipped commercial kitchen. The property previously traded as Brian Maule at Chardon d'Or for the last 22 years and was extremely popular with locals and tourists.

The property could also be converted to an office or self catering apartments (subject to planning).

External Details

The B listed property built around 1830 forms part of the ground & basement floor of a three storey property with a pitched and slated roof. There is metered parking available to the front on a first come first served basis.

Fixtures & Fittings

All fixtures and fittings are included within the sale.

Business Rates

The rateable value effective April 2023 is £76,500 per annum.

Tenure

Freehold.

Regulatory

Premises license.



Customer Due Diligence Checks

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.

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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