


# VACANT PROPERTY

331 Sauchiehall Street, Glasgow City, G2 3HW

**LEASEHOLD: £20,000 ANNUAL RENT: £65,000 | REF: 6863625**

## KEY HIGHLIGHTS

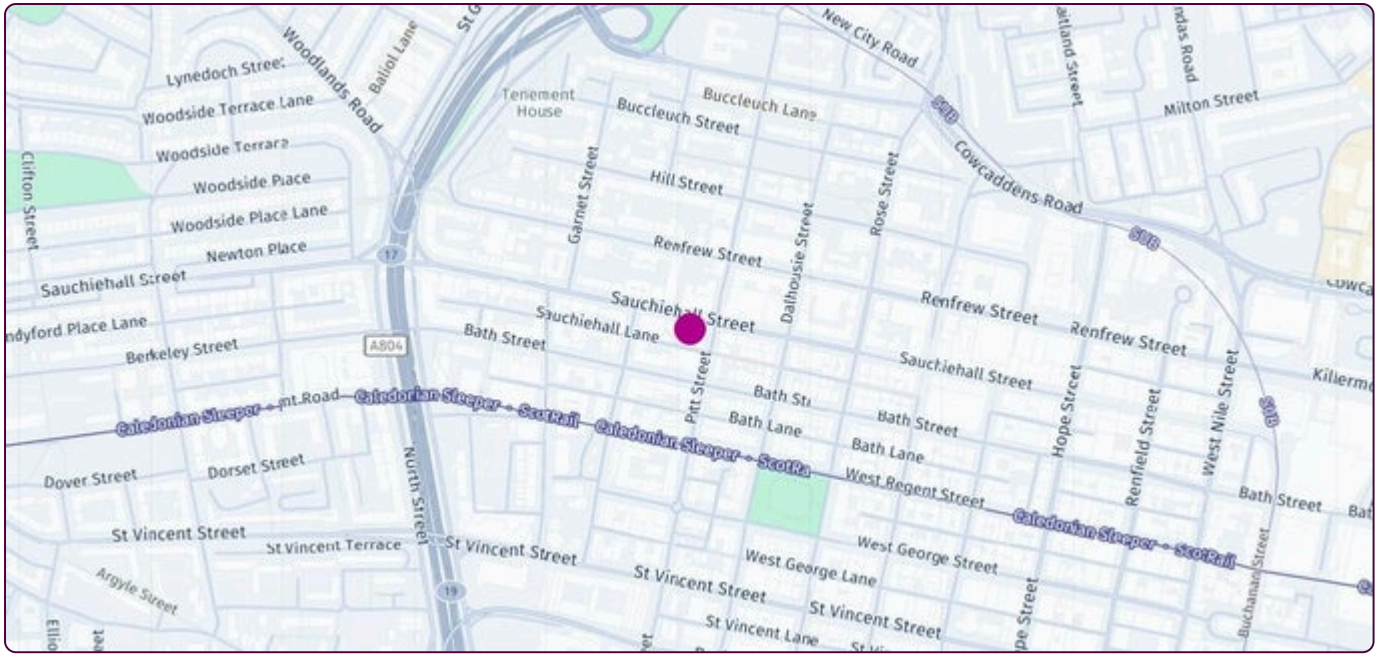
- Well Fitted Restaurant
- Located in Glasgow City Centre
- Split over Ground & Basement Level
- Premises License
- Fully Equipped Commercial Kitchen
- Annual Rent - £65,000 | Energy Rating G

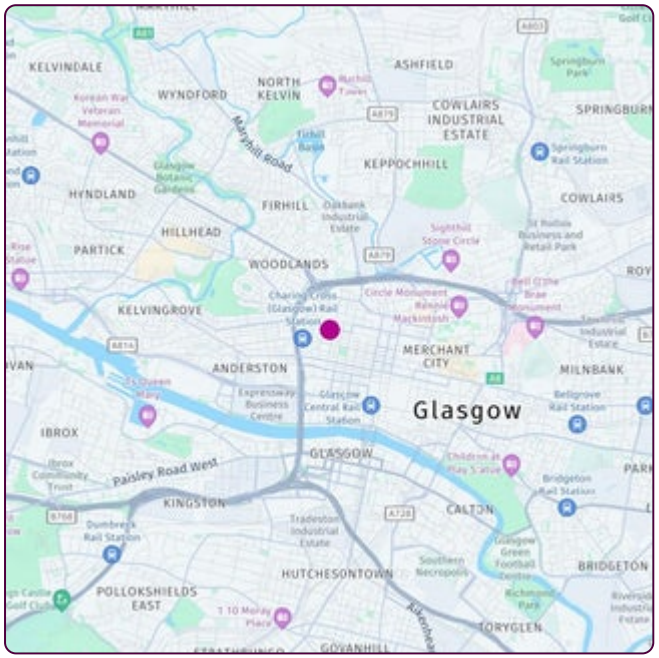
## DESCRIPTION

A great opportunity for an experienced and motivated operator to lease a fully furnished restaurant premise located on Sauchiehall Street, in Glasgow City Centre.

Our client is offering a new lease on terms to be agreed. The property would suit a variety of different concepts.









## LOCATION

The property occupies a prominent position on one of Glasgow's principal arterial routes, within the city's well-established Sauchiehall Street commercial corridor. The area benefits from consistently strong pedestrian footfall, driven by its role as a key link between the city centre core and the vibrant Finnieston district and West End, with a steady flow of office workers, students, residents and visitors throughout the day and into the evening economy.

The immediate vicinity is characterised by a mix of national retailers, independent operators, licensed leisure uses and office occupiers. The property is also well served by public transport, with Charing Cross Railway Station a short walk away, Cowcaddens and St George's Cross subway stations nearby, and multiple bus routes operating along Sauchiehall Street, ensuring excellent accessibility.

# THE OPPORTUNITY

An excellent opportunity to lease a fully fitted and prominently positioned restaurant within a busy and well-established trading location. The property benefits from strong levels of passing footfall, excellent visibility, and close proximity to key transport links, supporting both daytime and evening trade.

The premises are presented in good condition, allowing a new operator to capitalise on a turnkey opportunity with minimal initial capital expenditure. The location sits within a vibrant mix of commercial, leisure and office occupiers, ensuring a consistent customer base.

This opportunity will appeal to experienced operators seeking a high-profile site, with scope to introduce a new concept or expand an existing brand within a proven hospitality location. The previous tenant had operated the highly regarded business as an Indian restaurant.





## INTERNAL DETAILS

Entry is provided to the front of the property.

On the ground floor, the restaurant can accommodate for 76 via moveable tables and chairs and fitted booths. There is an office, small bar and customer to the left and a large bar area, storage room and fully fitted commercial kitchen to the rear. There is also a snug area which could be used for private dining.

A staircase to the right as you enter leads to the the overflow restaurant area which can seat a further 60. There is a bar to the rear, kitchen prep area and food lift as well as ample storage space and customer toilets.

## TENURE

New Lease

The property is available by way of a new lease, terms to be agreed. The annual rent is £65,000.

## TRADING INFORMATION

The property is currently vacant and therefore no trading information is available. The property has been leased out for the last nine years so we therefore do not have any trading data to provide.

## FIXTURES & FITTINGS

The fixtures and fittings are owned by the landlord, the ingoing tenant will benefit from the use of the existing F&F.

## EXTERNAL DETAILS

The subjects comprise a ground floor commercial unit with a prominent frontage onto Sauchiehall Street.

The property features a wide glazed frontage providing strong natural light and excellent visibility, together with direct pedestrian access from street level. The façade offers clear signage and branding potential within a busy and well-established commercial location.

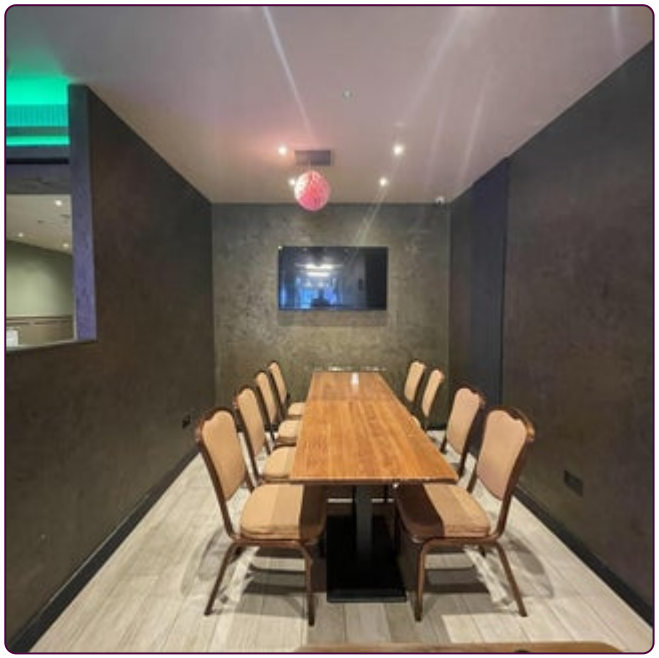
## REGULATORY

Premises License

## BUSINESS RATES

The Rateable Value from 1 April 2026 is £38,250. Confirmation of actual rates payable can be obtained from the local Authority.







# DEBT & INSURANCE ADVISORY

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### 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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