

for sale Licensed Leisure & Hotels



On the Instructions of Premier Burrell Limited

PRIME FREEHOLD RESTAURANT UNIT

41/43 Mitchell Street, Glasgow, G1 3LN

- Prime city centre trading location
- Just minutes from Buchanan Street and St Vincent Street
- Ground floor area 289 sq.m. (3110 sq.ft.), Basement area 323 sq.m. (3475 sq.ft.)
Total floor area 612 sq.m. (6585 sq.ft.)
- Planning consent for Class 3 Restaurant Use granted
- Rare freehold opportunity
- **Offers over £500,000**



**JONES LANG
LASALLESM**

Licensed Leisure & Hotels

PRICE	OFFERS OVER £500,000
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FEATURES	<ul style="list-style-type: none">• Prime city centre trading location• Just minutes from Buchanan Street and St Vincent Street• Ground floor area 289 sq.m. (3110 sq.ft.), Basement area 323 sq.m. (3475 sq.ft.) Total 612 sq.m. (6585 sq.ft.)• Planning consent for Class 3 Restaurant Use granted• Rare freehold opportunity

LOCATION

The city of Glasgow has a population of around 630,000 persons, being Scotland's largest city with a vibrant economy particularly in the licensed retail sector. This is helped by a large student population from Glasgow University, Strathclyde University, Glasgow Caledonian University and a number of technical colleges.

Specifically, the premises are in an enviable location, just minutes walk from Glasgow's prime retailing street, Buchanan Street, and also minutes from St Vincent Street and lies between Glasgow Central Station and Queen Street Station. This is an ideal location for a quality restaurant and, indeed, nearby competing businesses would include such well known restaurants as Glasgow's Rogano and L'Ariosto, emphasising the quality of this location.

ACCOMMODATION

The accommodation is arranged over the ground floor and basement of an 11 storey plus basement building. The property is part of a larger scheme, which consists of 77 dwelling flats at the upper floor levels and 3 commercial units, one of which is the subject premises. The development was completed in 2009, allowing a purchaser to take possession immediately upon completion of the sale.

Internally, the unit is to provide the following (gross internal):

Ground floor -	289 sq.m.	(3110 sq.ft.)
Basement -	323 sq.m.	(3475 sq.ft.)
Total -	612 sq.m.	(6585 sq.ft.)

It should be noted that the basement is a full height basement and it is anticipated this could provide further seating space.

PLANNING & LICENCE

The premises have planning consent (No. 07/01823/DC for class 3 [restaurant] use) and a provisional restaurant licence was previously granted and will be upgraded upon application.

RATES

As the premises are presently under construction, they require to be assessed for rating purposes.

DEVELOPER'S SHELL

The premises have been fitted out to a standard developer's shell and are available for immediate occupation.



THE OPPORTUNITY

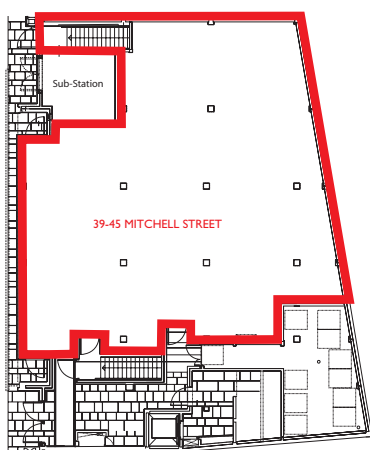
The premises offer a first class opportunity to acquire a prime commercial property at the heart of Glasgow city centre, able to tap into Glasgow's vibrant retail trade as well as the professional sector and office workers and is available, unusually, for outright sale. The premises could be fitted out to attract high end / high value customers or mainstream mass market custom, depending upon the purchaser's theme. The premises are suitable for a variety of themes, due to the first class location.

PRICE

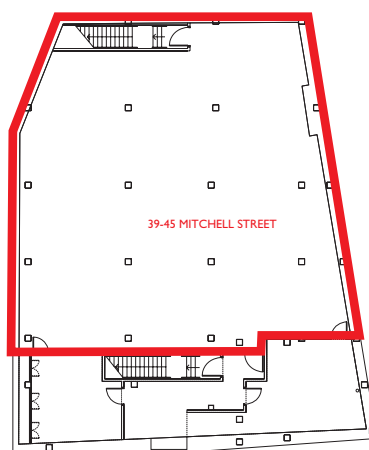
Offers over £500,000 (+ VAT if applicable) are sought for our client's valuable freehold interest which will be delivered to shell specification, with final specification to be agreed.

FINANCE

We would be pleased to provide contact details from our database of Bank and Financial Services professionals if you would like to discuss raising finance to acquire the subjects detailed within this brochure.



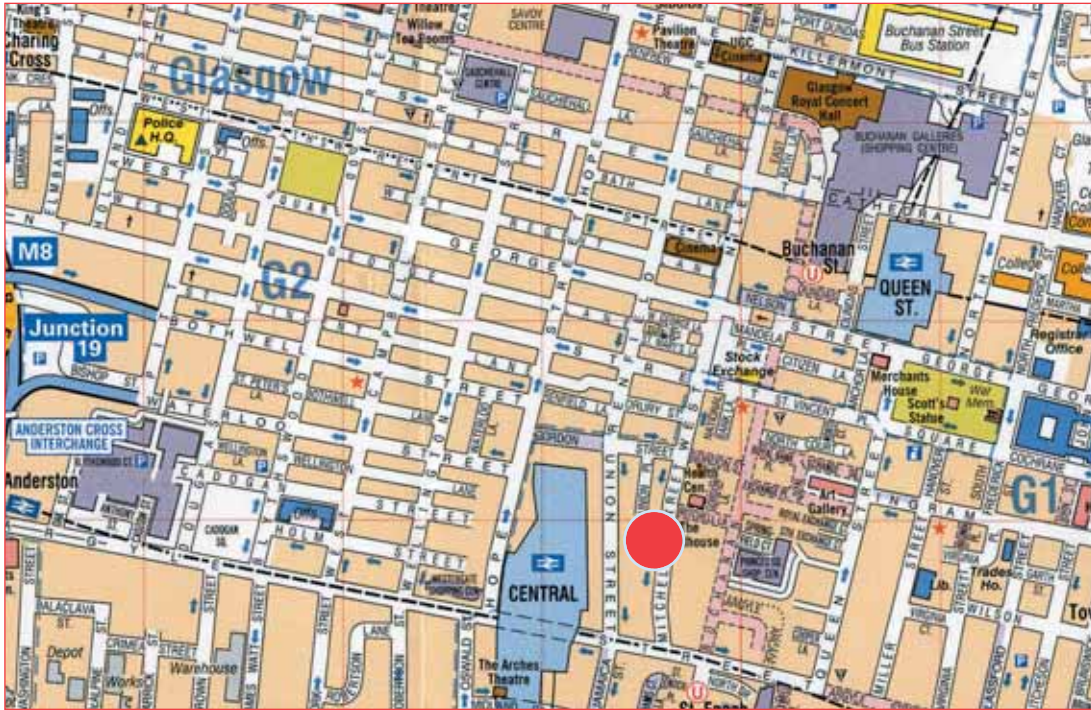
ground



basement

plans for illustrative purposes only

41-43 Mitchell Street, Glasgow, G1 3LN



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VIEWING

No direct approach may be made to the business. For an appointment to view, please contact:

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Important: These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

All interested parties are asked to respect the confidentiality of the sale and do not make any direct approach to any member of staff. All additional information, appointments to view etc by arrangement through sole selling agents.