

for sale *Licensed Leisure & Hotels*



On the Instructions of Premier Burrell Limited

PRIME FREEHOLD RESTAURANT UNIT

53 Mitchell Street, Glasgow, G1 3LN

- Prime city centre trading location
- Just minutes from Buchanan Street and St Vincent Street
- Ground floor area 49 sq.m. (530 sq.ft.), basement area 64 sq.m (690 sq.ft.) - Total floor area 113 sq.m. (1220 sq.ft.)
- Class 3 restaurant / Class 2 office / Class 1 retail consent
- Rare freehold opportunity
- **Offers over £135,000**



**JONES LANG
LASALLESM**

Licensed Leisure & Hotels

PRICE	OFFERS OVER £135,000
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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 49 sq.m. (530 sq.ft.), basement area 64 sq.m. (690 sq.ft.) - Total 113 sq.m. (1220 sq.ft.)• Class 3 restaurant / Class 2 office / Class 1 retail consent• Rare freehold opportunity• Suitable to owner occupiers or investors

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 location is suited to hot food carry out or small restaurant and would also suit Class 1 retail or Class 2 office occupiers.

ACCOMMODATION

The accommodation is arranged over the ground floor and basement of an 5 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 -	49 sq.m.	(530 sq.ft.)
Basement -	64 sq.m.	(690 sq.ft.)
Total -	113 sq.m.	(1220 sq.ft.)

It should be noted that the basement is a full height basement.

PLANNING

The premises have planning consent (No. 07/01823/DC for Class 3 [restaurant / hot food] use). Class 3 consent would incorporate a "deemed consent" for Class 1 retail or Class 2 office.

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 an ideal opportunity for a variety of uses including straightforward retail or office use or, indeed, hot food use or licensed restaurant, subject to the necessary license being obtained.

PRICE

Offers over £135,000 (+ 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.

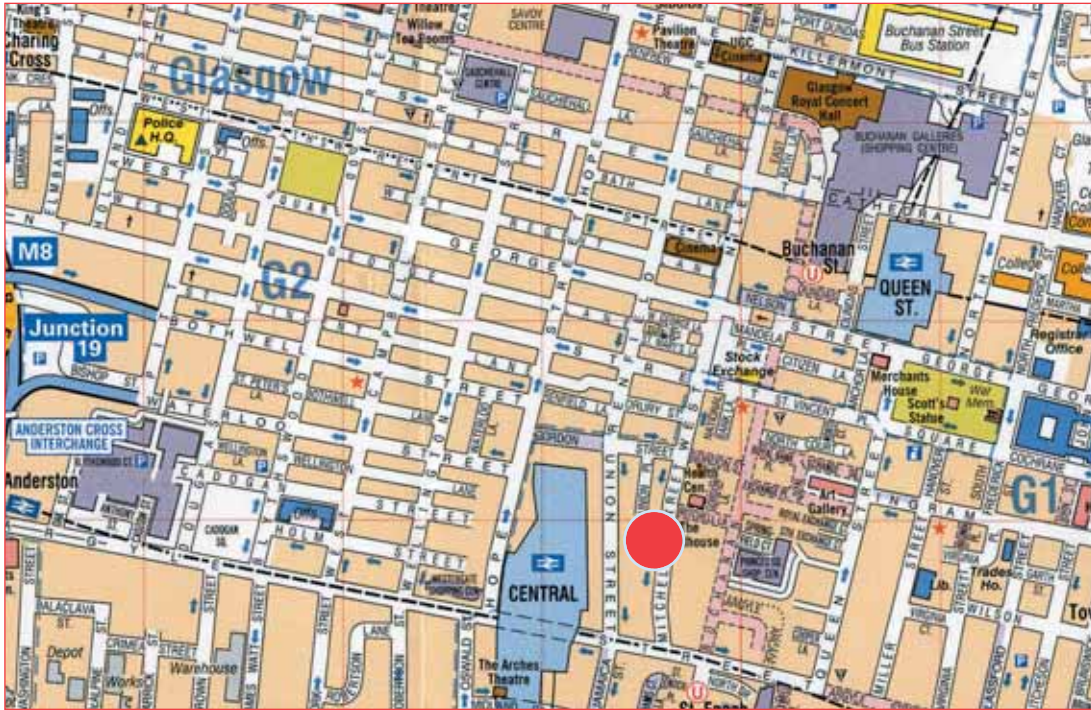
FINANCE

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.



plans for illustrative purposes only

53 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.