

for sale *Licensed Leisure & Hotels*



On the Instructions of Premier Burrell Limited

PRIME FREEHOLD RESTAURANT UNIT

59 Mitchell Street, Glasgow, G1 3LN

- Prime city centre trading location
- Just minutes from Buchanan Street and St Vincent Street
- Ground floor area 155 sq.m. (1670 sq.ft.), basement area 169 sq.m. (1820 sq.ft.) - Total floor area 324 sq.m. (3490 sq.ft.)
- Planning consent for Class 3 Restaurant Use granted
- Rare freehold opportunity
- Offers over £200,000



**JONES LANG
LASALLE**

Licensed Leisure & Hotels

PRICE OFFERS OVER £200,000

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Alan Creevy T: 0141 567 6682 E: alan.creevy@eu.jll.com

FEATURES

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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 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.

The estimated floor areas are as follows (gross internal):

Ground floor -	155 sq.m.	(1670 sq.ft.)
Basement -	169 sq.m.	(1820 sq.ft.)
Total -	324 sq.m.	(3490 sq.ft.)

PLANNING & LICENCE

The premises have planning consent (No. 02/03652/DC for class 3 [restaurant] use) and a provisional restaurant licence was previously granted and will be upgraded upon application.

RATES

The premises will be required to be reassessed 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

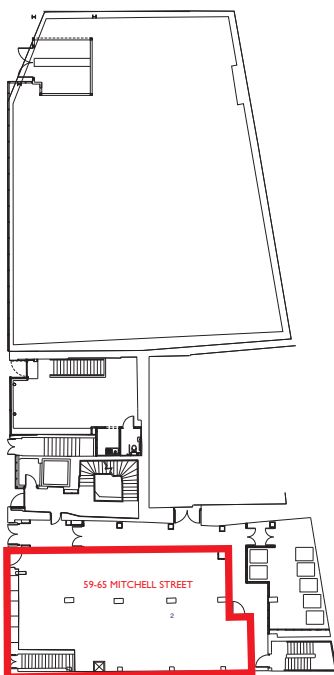
The premises offer a first class opportunity for a variety of restaurant uses, tapping into the enviable location close to St Vincent Street, Buchanan Street and Glasgow's train stations. We believe a very valuable business could be created from this rare freehold opportunity.

PRICE

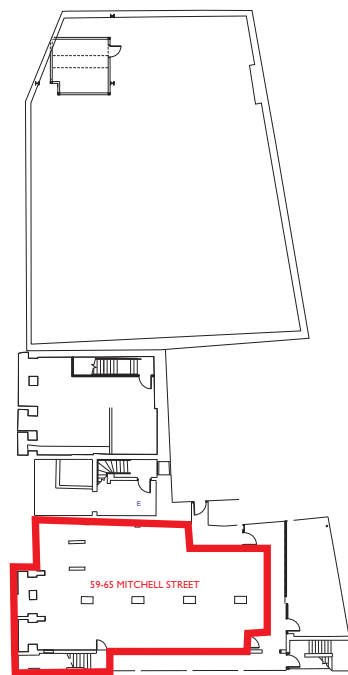
Offers over £200,000 (+ VAT if applicable) are sought for the freehold interest which will be delivered to an agreed specification.

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.



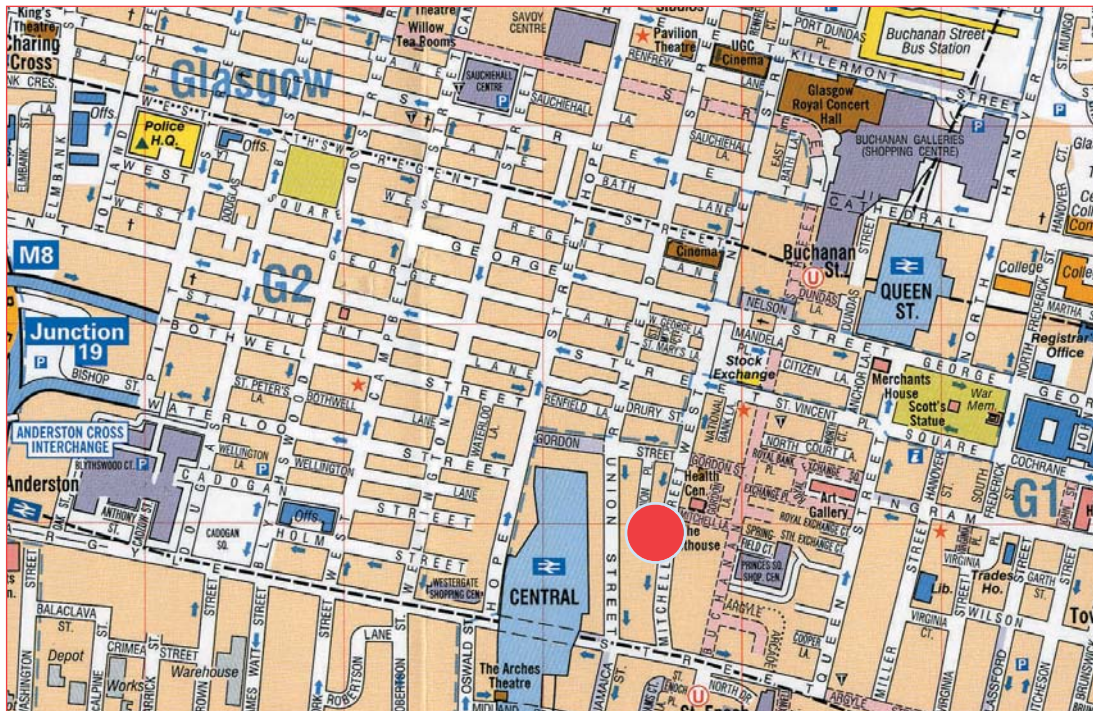
ground



basement

plans for illustrative purposes only

59 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.