

Basement Bar / Restaurant - TO LET

22-24 West Nile Street Basement, G1 2PW

WITH ALCOHOL
LICENCE NOW GRANTED



AVISON YOUNG
To Let
Office Suites from 2,215 sq.ft.
0141 300 8000

INNIS & GUNN
BREWERY TAPROOM
STEAK FRITES
LIVE MUSIC
SHUFFLEBOARD
BIG LUNCH MUNCH

TO LET
BASEMENT BAR/
RESTAURANT
2,643 SQ.FT.

THE BIG
LUNCH MUNCH

INNIS & GUNN
LAGER BEER

INNIS & GUNN
LAGER BEER

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LAGER BEER

INNIS & GUNN
LAGER BEER

savills

las IGUANAS

las IGUANAS



KEY POINTS:

- In the heart of Glasgow's food and beverage circuit, surrounded by the city's busiest bars and restaurants and 50m from Buchanan Street.
- Dedicated entrance to basement level, sitting beneath Innis and Gunn.
- Nearby occupiers include Las Iguanas, Gaucho, All Bar One, Miller & Carter and Mowgli.
- Alcohol licence now granted permitting an occupancy capacity of 195 persons.

ACCOMMODATION:

The property is arranged over basement level only, comprising the following approximate gross internal area:

Basement: 2,643 sq ft 245.5 sq m

RENT:

£50,000 per annum exclusive.

TERMS:

The property is available by way of a sub-lease on new Full Repairing and Insuring terms.

PLANNING:

The property has planning consent for both Class 3 restaurant use and Sui Generis public house use.

BUSINESS RATES:

The premises have to be assessed for rating purposes. Further details are available on request.

LEGAL COSTS:

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

EPC:

Full Energy Performance Certificate available upon request.

CONTACT DETAILS:

For further information or to arrange a viewing, please contact Savills.

John Menzies

T: 07808 479 265

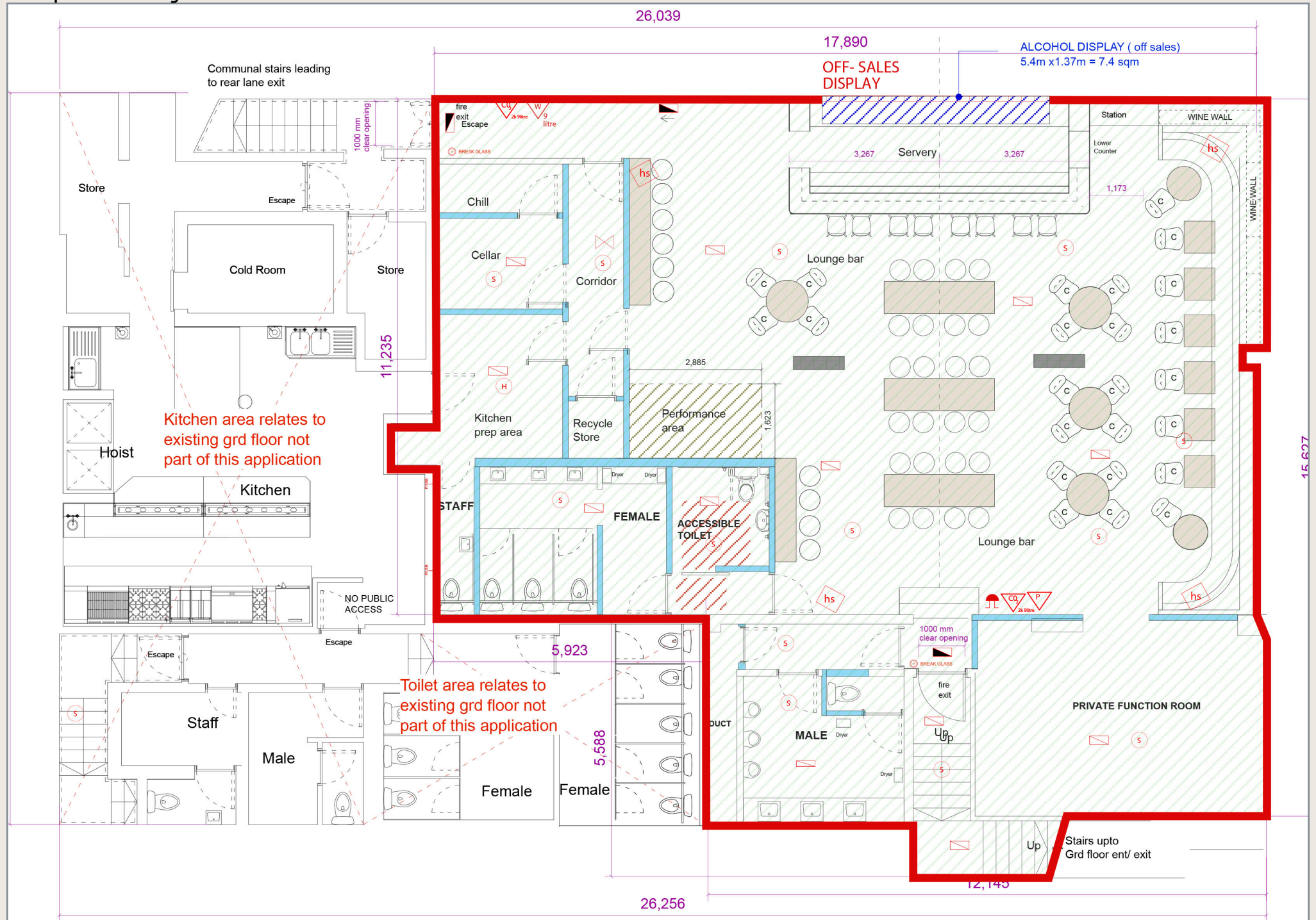
E: john.menzies@savills.com

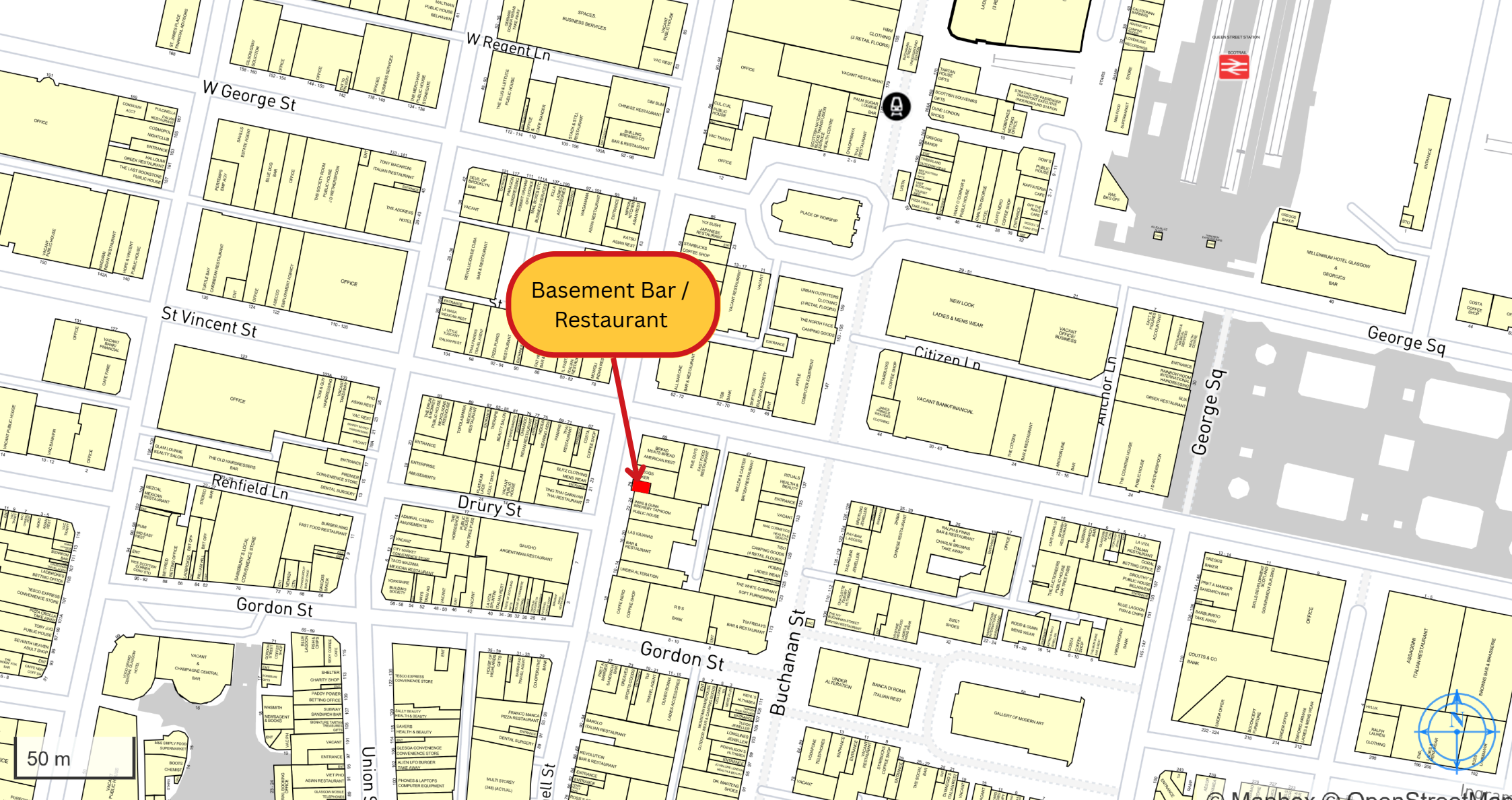
Michelle McLaughlin

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Proposed Layout





**Basement Bar /
Restaurant**

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