

TO LET - LEISURE

283 GALLOWGATE

GLASGOW, G4 0TR



KEY HIGHLIGHTS

- 1,591 sq ft
- Situated opposite the famous Barrowlands Ballroom and Barras Market
- New FRI lease available
- Nearby occupiers include Saint Luke's, Barras Art & Design Centre (BAaD), Ho Lee Fook Japanese Takeaway, Boss Pizza, The Glasgow Collective
- Licensed premises with outdoor seating area
- Rent - £25,000 per annum, no VAT
- Scope for adding in kitchen with extract, subject to planning

SUMMARY

Available Size	1,591 sq ft
Rent	£25,000 per annum
Rates Payable	£6,623.40 per annum Some occupiers may be eligible for 25% rates relief under the Small Business Bonus Scheme.
Rateable Value	£13,300
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

End-terraced licensed premises forming part of a larger parade.

Externally benefits from generous frontage onto Gallowgate with outdoor seating area found to the side.

Internally the subjects provide open-plan accommodation with bar area, cellar, male & female WC's.

Subject to planning, there may be scope to put in a commercial kitchen with flue extract. All planning queries should be made direct to Glasgow City Council Planning Department.

LOCATION

The subjects are located within the heart of Glasgow's Barrowlands area just east of the city centre.

More specifically the subjects are situated on the north side of Gallowgate opposite its junction with Bain Street and in close proximity to the Barrowlands Ballroom and Barras Market.

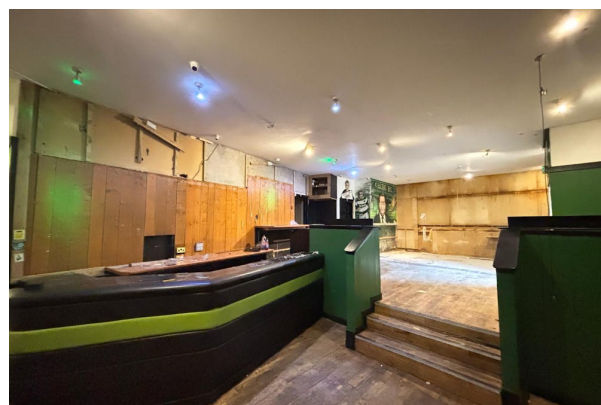
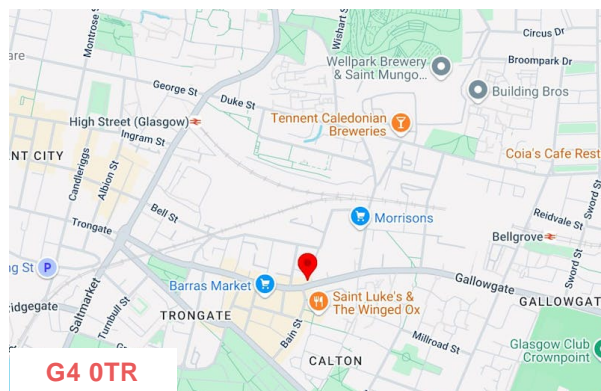
Regular bus services operate on Gallowgate whilst Belgrove Railway Station is a 10 minute walk east.

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ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,591	147.81	Available
Total	1,591	147.81	



VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059 | 07717447897
gb@gmbrown.co.uk

Kerrie Currie

0141 212 0059 | 07778 431703
kc@gmbrown.co.uk