

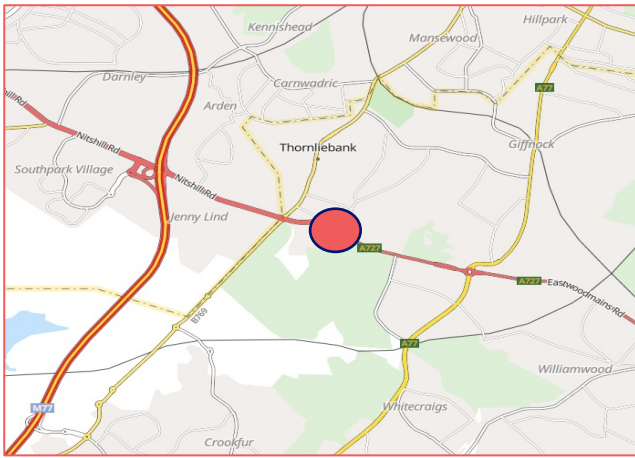


TO LET
FITTED LICENSED RESTAURANT PREMISES

3,310 SQ FT

ROUKEN GLEN PARK, GIFFNOCK, GLASGOW, G46 7UG

- Superb restaurant opportunity within the heart of Glasgow's South Side
- Situated within Rouken Glen Park next to Rouken Glen Garden Centre
- Generous parking / outdoor seating space
- Convenient M77 motorway access
- New lease available
- **Rental offers over £35,000 per annum**



LOCATION

The subjects are located within the popular and affluent commuter suburb of Giffnock approximately 6.5 miles south of Glasgow City Centre.

More specifically the subjects occupy an attractive position within Rouken Glen Park immediately adjacent to the Rouken Glen Garden Centre.

Access to the subjects is via the A727 Rouken Glen Road that connects with the M77 motorway via Junction 3 just a 2 minute drive away.

Regular bus services operate on Rouken Glen Road whilst Whitecraigs Railway Station is a 15-minute walk south.

DESCRIPTION

Standalone restaurant premises arranged over ground floor and attic.

Internally the accommodation is arranged to provide;

- open-plan front restaurant area with fitted bar
- male, female and ambulant WC's
- kitchen facilities with staff welfare facilities off
- attic storage space
- mains connections to gas, electricity and water provided

Generous customer parking is found to the front with space for outdoor seating.

ACCOMMODATION

GIA	sq m	sq ft
Ground Floor	279.27	3,006
Attic	28.26	304
Total	307.53	3,310

BUSINESS RATES

RV	£51,000
Rates Payable	£25,398

ENTRY

By mutual agreement.

EPC

Available upon request.

ASKING TERMS

Our client is seeking a full repairing and insuring lease with offers over **£35,000 per annum invited**.

VIEWING & FURTHER INFORMATION

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