G·M·BROWN







FOR SALE - CITY CENTRE LEISURE INVESTMENT OPPORTUNITY

CUIL CUIL, 84 - 86 WEST NILE STREET, GLASGOW, G1 2QH

- Prime city centre investment opportunity let to tenant who has been in occupation for 10+ years
- Established leisure circuit in close proximity to Buchanan Street
- 9 years unexpired no breaks
- Offers over £400,000 invited NIY 7.94%

LOCATION

Located within the heart of Glasgow City Centre on the east side of West Nile Street, a short distance north of its junction with West George Street and in close proximity to Buchanan Street, Sauchiehall Street and George Square

West Nile street has become a popular eating and drinking destination and is home to a superb mix of local and national operators

Nearby operators include Wagamama's, Shilling Brewing Co, Yo Sushi, Stack & Still, Donner Haus, German Donner Kebab, Rosa's Thai, Dim Sum, Maki Ramen and Dr Noodles

On-street parking is provided to the front of the unit as well as there being various multi-storey car parks

Buchanan Street Underground Station, Glasgow Central Station and Queen Street Station are all within a 5-minute walk

DESCRIPTION

Well-fitted licensed premises arranged over ground floor and basement.

Internally the ground floor provides main front bar area with seating complete with male, female and ambulant WCs.

A hidden rear beer garden is provided, which is held on a separate lease and does not form part of the sale.

A single staircase provides access to the lower ground floor where a fully fitted kitchen as well as storage space are provided.

TENANCY INFORMATION

Tenant Blackfriars Glasgow Limited *

DOE 1st April 2023

Expiry 31st March 2033

Rent £33,100 PA

Review Upwards only open-market on 5th

anniversary

Repair FRI

ACCOMMODATION

Total	204.66	2,203
Basement	90.86	978
Ground Floor	113.80	1,225
	sq m	sq ft

GOAD

See overleaf.



VAT

The subjects are elected for VAT however a sale will be treated by way of a TOGC.

EPC

Available on request.

ASKING TERMS

Offers over £400,000 for our clients heritable interest which reflects a NIY of 7.98% after purchasers costs.

VIEWING & FURTHER INFORMATION

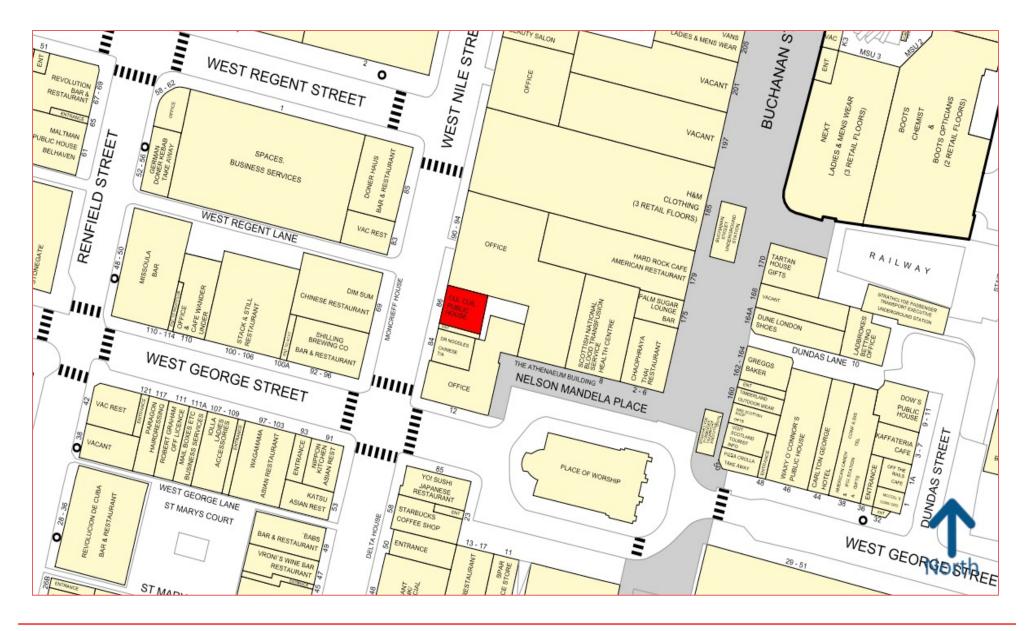
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^{*} The tenant has been in occupation for 10 + years and has recently renewed their lease and undertaken major refurbishment works demonstrating commitment to the site



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