



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 | 1 st April 2023 |
| Expiry | 31 st March 2033 |
| Rent | £33,100 PA |
| Review | Upwards only open-market on 5 th anniversary |
| Repair | FRI |

* 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

ACCOMMODATION

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

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

Gregor M Brown

info@gmbrown.co.uk

0141 212 0059

G·M·BROWN

0141 212 0059
WWW.GMBROWN.CO.UK

