



Retail premises with previous Class 3 Consent (Food & Drink)

43 Hope Street, Glasgow G2 6AE

Location

The property occupies an excellent location on the west side Hope Street, bounded by Waterloo Street to the north and Argyle Street to the south, directly opposite Glasgow Central train station in the heart of the city centre.

The subjects are prominently located between the Grade A office building at Sixty7 Hope Street, where Pure Gym occupy 3 floors, the Artto Hotel and Bombay Blues Restaurant. Notable occupiers closeby include the renowned La Lanterna Restaurant, Webhelp UK, SSE, Nando's, Caffé Nero, Radisson Blu, Motel One and the new Yotel (opened in 2021) home to Vega, a new rooftop themed bar / restaurant.

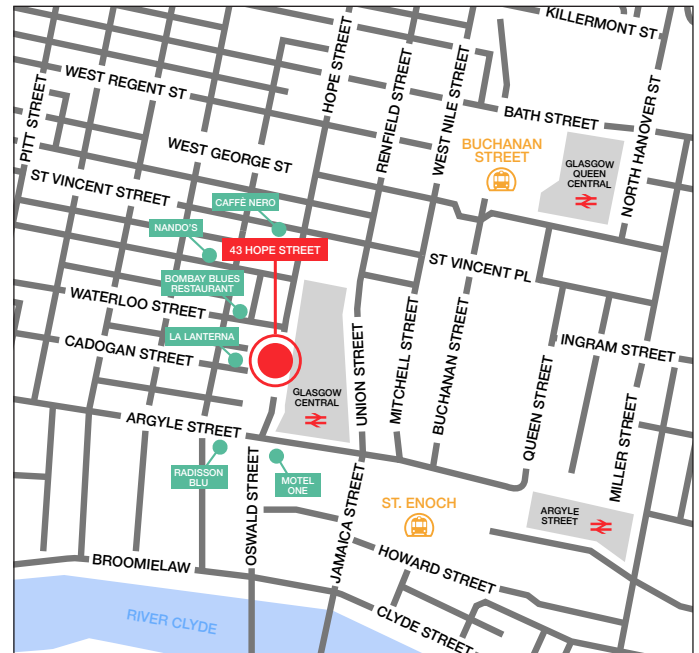
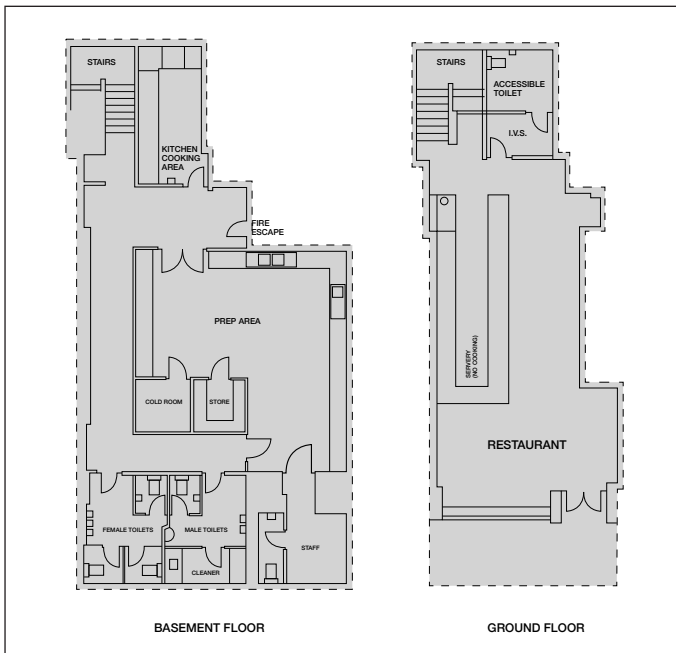
The premises are a short walk from Glasgow's premier retailing thoroughfare of Buchanan Street and Argyle Street whilst closeby there are many bars, restaurants and coffee shops located in the heart of Glasgow's International Financial Services District (IFSD) which benefit from a substantial daytime and evening working and residential population.

The local landscape is dramatically changing, nearby on Argyle Street will be the new offices of JP Morgan with some 2,700 employees. Also nearby there is a completed 300,000 sq ft development for HMRC with some 2,500 employees expected to be based there.

The property is well located for access to Glasgow's main public transport hubs namely Glasgow Central and Queen Street train stations and St Enoch Subway Station with many regular bus services operating directly on Hope Street. Multi-storey car parks and on-street parking are close at hand.

Description

The property is arranged over ground and basement floors, benefiting from a fully glazed frontage onto Hope Street. The property is in shell condition internally and has an existing consent in place for a flue at the rear of the property. Stairs at the rear connect the floors with toilets located within the basement.



Accommodation

We calculate the Net Internal Areas to be as follows:

Ground Floor:	865 sq ft
Basement Floor:	1,573 sq ft
TOTAL:	2,438 sq ft

Rent / Terms

Offers over £35,000 per annum exclusive of VAT.

The premises are available on a new long term Full Repairing and Insuring lease.

Business Rates

RV:	£21,750
Payable:	c. £10,660

Planning / Use

Planning Application 16/02383/DC granted consent for use as a licensed restaurant (Class 3) with hot food takeaway (Sui Generis). Planning Application 17/00409/DC granted consent for use as a public house and entertainment venue (Sui Generis) and frontage alterations. These consents have now lapsed so would require renewal. We would direct any further enquiries on the planning consents to Glasgow City Council's Planning Department.

VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

Energy Performance Certificate

Available upon request.

Legal Costs

Each party to bear their own legal costs and outlays including VAT incurred.

Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

Viewing

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Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. June 2022.