

**FOR LEASE**

Bar and Bistro Opportunity



**Bar and Bistro Opportunity at Hillhead Sports Club**

32 Hughenden Road, Glasgow, G12 9XP

Premium Price of £35,000

Find out more at  
[www.g-s.co.uk](http://www.g-s.co.uk)

- **Fantastic opportunity to run the F&B offering at a busy Sport Club**
- **Prominent plot in the upmarket West end of Glasgow**
- **Large Bistro, fully fitted bar, Events space and outside area**
- **Extensively refurbished offering well-appointed accommodation in turnkey condition**
- **Outstanding South facing Outside terrace**



## **INTRODUCTION**

Hillhead Sports Club is situated in Glasgow's Leafy West End. The club has a large number of members and encourages guests to also come and enjoy the space. The opportunity on offer to run the Food and Beverage offering at the club offers the chance for a new operator to build upon the business and attract new clientele. The space offers a bright café/bistro on the ground floor overlooking the rugby pitch which offers 60 covers. On the first floor there is a sports bar with traditional wooden vaulted ceiling which can accommodate circa 190 people and a large events space which has the capacity for over 300 people. There is also a large south facing terrace with a capacity for 75 covers.

The new tenant will have autonomy over the food and beverage offering and will be fully responsible for the Bistro café and sports bar as well as the opportunity to cater for the events space.

From a business perspective, the opportunity to run the Food and Beverage offering at Hillhead Sports club is a great opportunity for an experienced operator to build this business into an established destination in Glasgow's Busy West End.

## **ACCOMMODATION SUMMARY**

- Ground Floor Bistro – 60 Covers
- Club Bar- 150 covers
- Function suite- 300 covers
- Outside terrace – 75 covers

## **Service areas**

- Commercial kitchens
- Associated stores
- Prep areas

## TRADE

Further information for the business will be shown to seriously interested parties following a formal viewing.

## LICENCE

The Premises is Licensed under the Licensing (Scotland) Act 2005.

## SERVICES

Mains drainage, gas, electricity and water are all connected to the property. CCTV and Burglar Alarms are installed. There is a zonal fire alarm system.

## ENERGY PERFORMANCE CERTIFICATE

EPC - This will be discussed with seriously interested parties.

## RATEABLE VALUE

Café/ Bar - Rateable Value is £40,300 (effective date 01/04/2023)

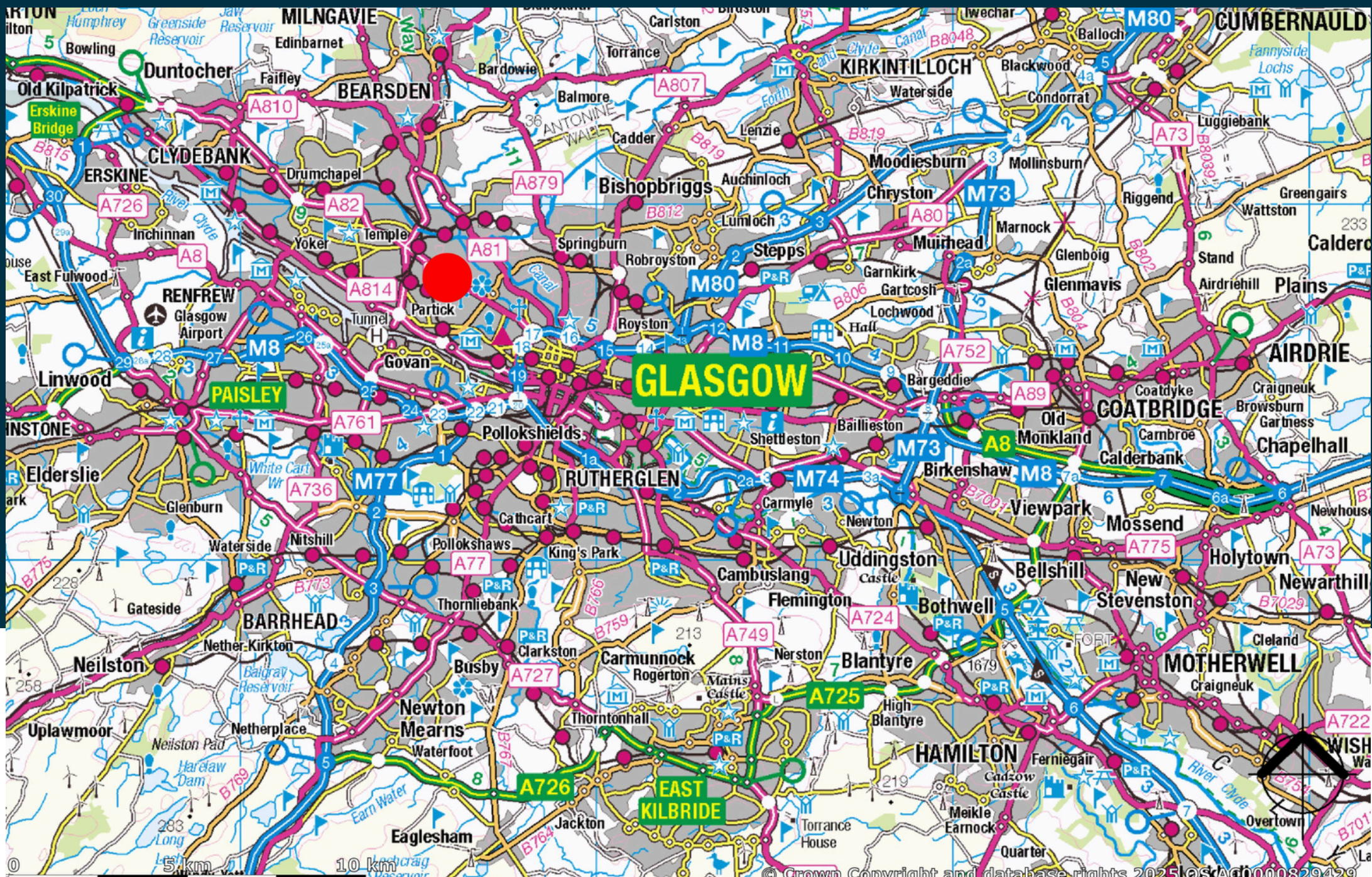
## TENURE

Leasehold Interest of the Bar with the Restaurant subject to a new lease.











## PRICE

The outgoing tenant is looking for a premium of £35,000 for their share of the fixtures and fitting along with the goodwill of the business. The remaining fixtures and fittings are the property of the club and will be included in the rent. It is up to the incoming tenant to maintain these items. A list of inventory items can be made available to interested parties after formal viewing.

## FINANCE / BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

## VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

## OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald,  
233 St Vincent Street,  
Glasgow,  
G2 5QY

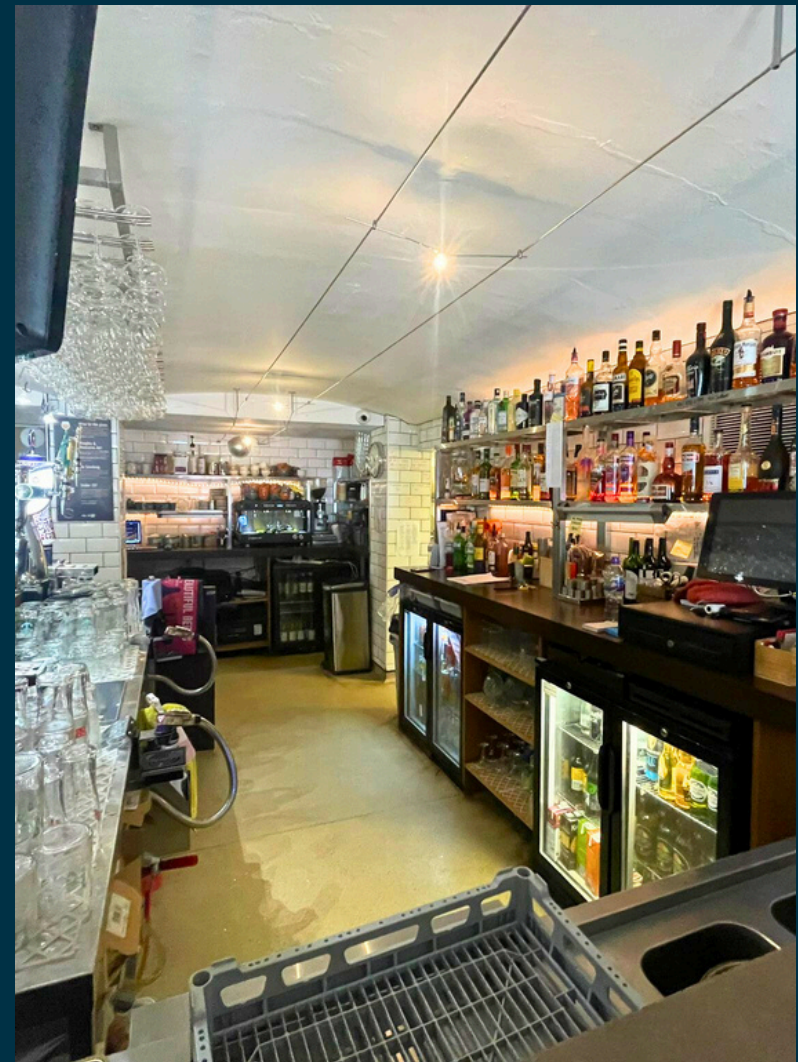
**To arrange a viewing please contact:**



**Emily Hewitson**  
**Surveyor - Hotel + Leisure**  
emily.hewitson@g-s.co.uk  
07795 518 627



**Martin Sutherland**  
**Licensed Trade and Business Agent**  
martin.sutherland@g-s.co.uk  
07768 704 203



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

Date published: **July 2025**

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.