

TO LET



86 Albion Street | Merchant City | Glasgow G1 1NY

**Lease Assignment –
Licenced Restaurant (1,724 Sq Ft)**



Location

Situated in the heart of the Merchant City and enjoying a prominent position on the East side of Albion Street opposite Merchant Square in close proximity the Old Fruitmarket City Halls. This part of the city is home to the city's most vibrant bar and restaurant scene with occupiers such as Arta, Café Gandolfi, The Italian Kitchen and O'Neils

Description

Internally the unit is open plan in nature and benefits from a counter area, kitchen/cooking facilities, large, glazed frontage and WC facilities located to the rear. The unit benefits from full Class 3 consent and alcohol licence.

Floor Area

Ground Floor – 1,724 sq. ft (160.15 sq.m) up to 65 covers.

Rating

The subjects are entered in the current valuation roll at RV £48,000 rates payable £23,904.

Lease Terms

The premises are currently let on FRI terms for 10 years from the 21st March 2021 at a passing rent of £40,000.00 per annum incorporating a tenant only break option on the fifth anniversary of the date of entry.

Premium

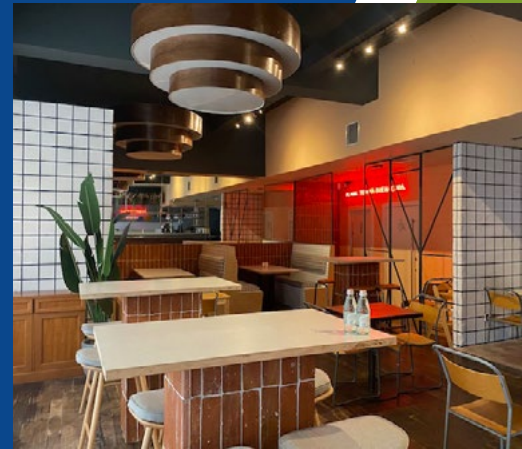
We are instructed to seek a premium in excess of £35,000.00.

Entry

By arrangement.

Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 are now in force. Consequently, Griffin Webster Property Consultants are required to carry out due diligence not only on our clients but also on any purchaser or occupiers. Following acceptance of an offer, as a minimum a prospective purchaser / occupier will be required to provide proof of identity, residence and proof of funds before the transaction can complete.



Strictly by prior arrangement
with the letting agents.
Call Greg Dykes
07447 983400 or
email:
greg@griffinwebster.co.uk



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