

Glasgow - 50 West Regent Street G2 2RA
Freehold Restaurant Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Glasgow - 50 West Regent Street G2 2RA

Freehold Restaurant Investment



Investment Consideration:

- Purchase Price: £1,200,000
- ERV: £80,000 p.a. GIY: 6.67%
- Freehold (Heritable)
- Vacant possession upon completion
- Family run restaurant for more than 10 years
- VAT is applicable to this property
- Comprises ground floor restaurant with ancillary accommodation at basement
- To be sold fully furnished as seen on pictures
- The current owner occupier has invested in excess of £650,000 on refurbishment costs and furniture
- Located in the main office district within 4 mins walk to Glasgow Central Rail Station
- Nearby occupiers include number of fine dining restaurants, bars, nightclubs, takeaways, banks, offices and many more.



Glasgow - 50 West Regent Street G2 2RA

Freehold Restaurant Investment



Property Description:

The property comprises ground floor restaurant with ancillary accommodation at basement. The restaurant comes fully furnished to a high standard as seen on the pictures and provides the following accommodation and dimensions:

Ground Floor:

Reception/Lobby accessed directly from West Regent Street
Bar Area (leading to Main Restaurant and Private Dining)

Main Restaurant (76 Covers)

Private Dining (29 Covers)

Commercial Kitchen (fully fitted)

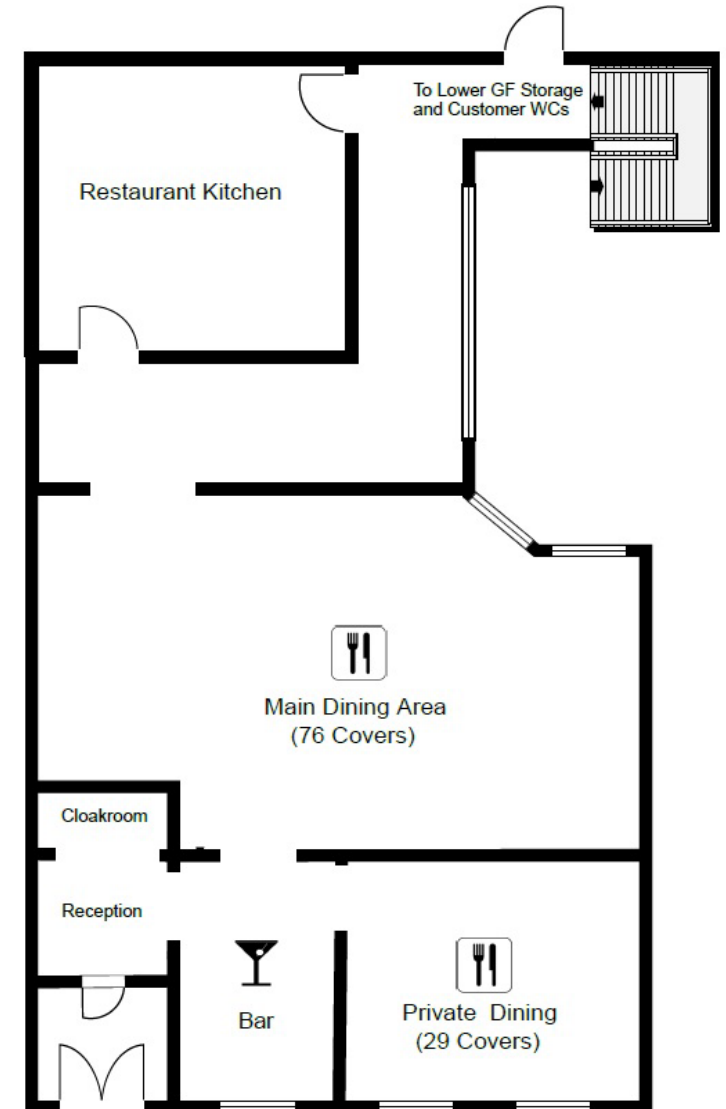
Lower Ground Floor:

Customer WCs (Male/Female)

Restaurant Storage

Manager`s Office

*Note - The current owner occupier has invested in excess of £650,000 on refurbishment costs and furniture, which will be included in the sale

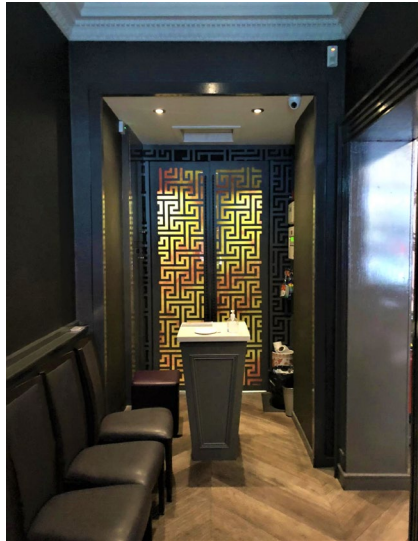


Glasgow - 50 West Regent Street G2 2RA

Freehold Restaurant Investment



Reception and Bar Area



Glasgow - 50 West Regent Street G2 2RA

Freehold Restaurant Investment



Main Restaurant Area (76 Covers)



Glasgow - 50 West Regent Street G2 2RA

Freehold Restaurant Investment



Private Dining Area (29 Covers)



Glasgow - 50 West Regent Street G2 2RA Freehold Restaurant Investment



Customer WCs (Male & Female)

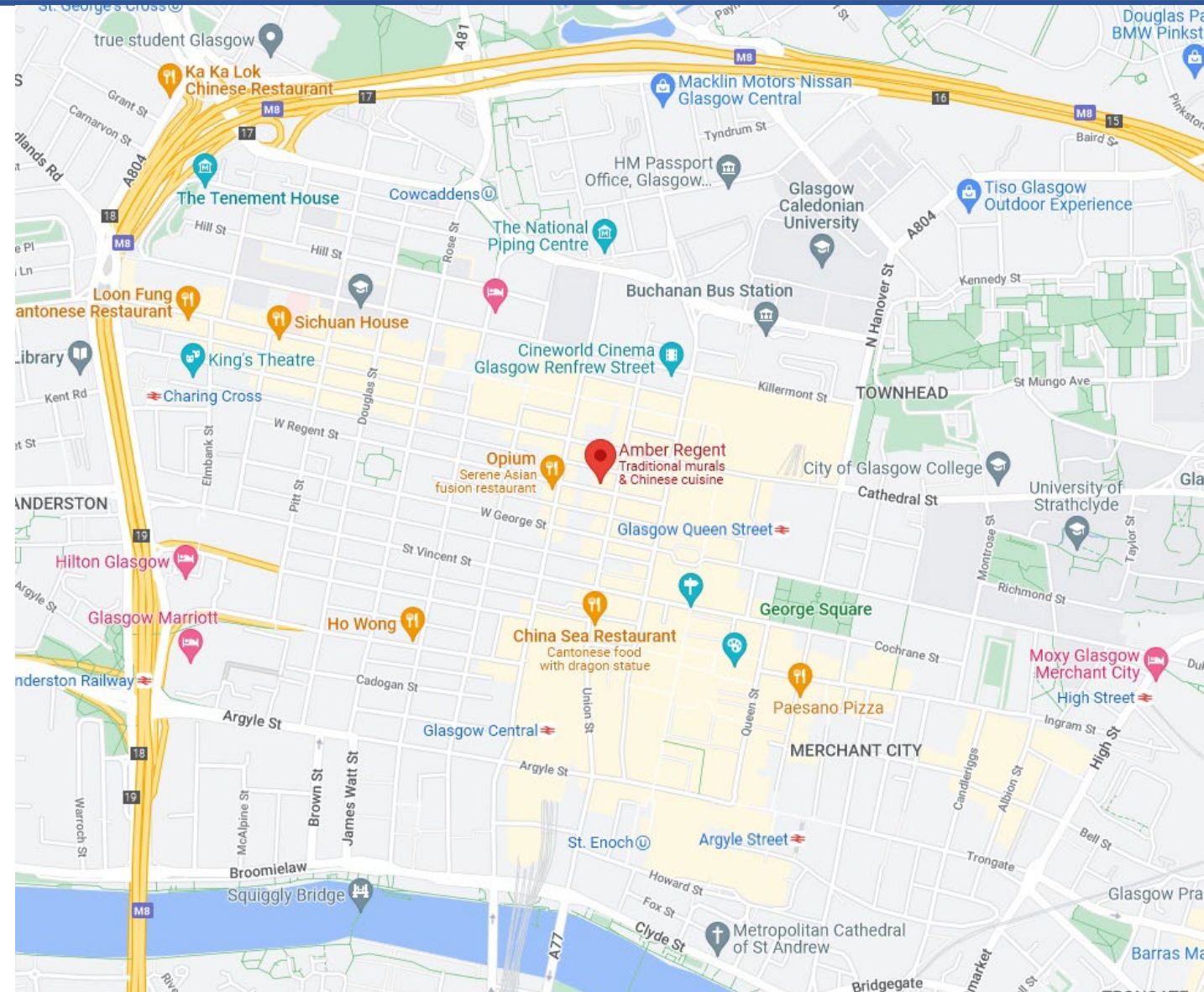


Glasgow - 50 West Regent Street G2 2RA Freehold Restaurant Investment



Location:

Glasgow is a national cultural hub, home to institutions including the Scottish Opera, Scottish Ballet and National Theatre of Scotland, as well as acclaimed museums and a thriving music scene. The property is located in the main central office district, within 4 mins walk to Glasgow Central Rail Station. Nearby occupiers include number of fine dining restaurants, bars, nightclubs, takeaways, banks, offices and many more.



Glasgow - 50 West Regent Street G2 2RA

Freehold Restaurant Investment

Contacts:

To schedule viewings and request further information, please contact Joseph Bachman or Prash Jaitley.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Prash Jaitley – Managing Partner
M: +44(0)79618 53166
E: prash@bluealpine.com



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

Address:

Blue Alpine Partners Limited

Trading Address: 83c Ashley Gardens, Thirleby Road, London, SW1P 1HG

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.