



Licensed Restaurant & Takeaway Complex Ref. 2589
261-263 Hope Street, Glasgow, G2 3PS

This is a superb opportunity to acquire the leasehold interest in an entire 3 storey licensed restaurant and takeaway complex in the heart of Glasgow city centre.

**Ground floor takeaway and restaurant with 55 covers.
First floor restaurant with own access with 55 covers.
Second floor function suite or additional seating for 70 covers.**

**Full public house premises licence.
Long lease until 2032 but can be extended if required.**

Businesses (excluding names), leasehold interest, equipment, fixtures & fittings for sale at offers over £150,000.

VIEWINGS

**Strictly by appointment through The Business Sales Agency.
No approach may be made directly to the property nor should enquiries be made of any staff at the premises.**

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Type of business:

261-263 Hope Street is a fully licensed restaurant and takeaway complex spanning all 3 floors of this city centre property. The leasehold interest in the whole property is offered for sale.

Ideally located for the Royal Concert Hall, Pavilion Theatre, Theatre Royal and all the other nightlife and shopping that Glasgow's Sauchiehall Street has to offer.

The property has a full public house licence, full class 3 hot food consent and commercial extraction from both the ground and first floor kitchens/cooking areas.

The ground floor which has its own main door access currently comprises a takeaway fish & chip shop with separate sit-in restaurant area with space for 55 covers. The ground floor extends to approximately 118m² (1,246sqft). See photos on third page.

First and second floors are accessed by a separate entrance to the right of the ground floor door.

The first floor is currently a large bright spacious restaurant with full commercial open kitchen and bar. It has space for over 55 covers. See photos opposite.

The second floor is similar in layout to the first floor and is currently used as a function room for private parties and can seat up to 70.

The first and second floors are of a similar area to the ground floor. All floors have ladies and gents toilets.

Tenure:

Leasehold. Annual rent for the entire property is £64,000 of which the ground floor accounts for £44,000. The lease runs until 2032 but can be extended if required.

The rateable value for ground floor is £28,500 and for the combined first and second floors is £29,750.

Financial information:

The leasehold interest is being sold without the current trading names. The new tenant will have to rebrand the businesses.

The sale price includes all equipment, fixtures and fittings.

Financial information can be made available to serious interested parties after viewing.





Agents Notes: These particulars are for the general guidance of interested purchasers and lessees and do not form part of any offer or contract. All descriptions and any other details are given without responsibility on the part of The Business Sales Agency or their vendor client and any intending purchasers should not rely on them as statements or representations of fact. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer by inspection or otherwise. Neither The Business Sales Agency nor their employees make or give any warranty whatsoever in relation to the business and/or property described herein.