

**FOR SALE - FULLY FITTED ITALIAN
LICENSED RESTAURANT**



ALLISON • LIGHTBODY • WADDELL
CHARTERED SURVEYORS



1166 -1170 ARGYLE STREET, GLASGOW, G3 8TE

- Ground Floor restaurant **73.57 sq m (792 sq ft)**
- Ground Floor takeaway **37.71 sq m (406 sq ft)**
- Basement **94.32 sq m (1,015 sq ft)**
- Profitable and popular business - 60 covers
- Leasehold - Rental: **£30,000** per annum
- Premium - Offers in the region of **£65,000**
- Price includes Web URL - **www.lamorakitchen.co.uk**

Tel: 0141 229 6020

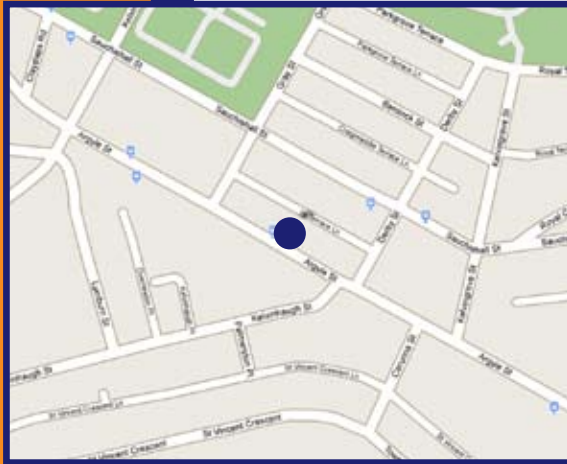
Atlantic House, 45 Hope Street, Glasgow, G2 6AE

Tel: 0141 229 6020 Fax: 0141 229 6025 Web: www.alwsurveyors.co.uk

FOR SALE - FULLY FITTED ITALIAN LICENSED RESTAURANT



ALLISON • LIGHTBODY • WADDELL
CHARTERED SURVEYORS



LOCATION

The subjects are situated on the north side of Argyle Street opposite its junction with Kelvinhaugh Street in the Finnieston/Kelvinhall area of Glasgow's West End.

Argyle Street is a busy main east/west arterial route linking the city's popular West End with the City Centre and benefits from high levels of pedestrian and vehicular traffic. A number of bus routes pass the property which is also located within close proximity to Exhibition Centre railway station and Kelvinhall underground station.

The surrounding area is primarily residential in nature – characterised by high density tenemental dwellings, typically with ground floor commercial/retail units which in many cases are occupied for licensed/restaurant and public house use.

The street plan opposite shows the approximate location of the subjects for information purposes only.

PROPERTY DESCRIPTION/ACCOMMODATION

The subjects comprise two adjacent and interconnecting retail units and form part of the ground and basement levels of a four storey tenement building of blonde sandstone construction with a pitched tiled roof. The subjects have the benefit of two attractive display frontages and internally are arranged to provide a main sit-in restaurant (**60 covers**) and hot food takeaway.

The restaurant is arranged to provide a mainly open plan seating area with small bar area. The property incorporates a disabled WC facility.

The takeaway comprises a servery area to the front with some food preparation facilities towards the mid shop area. A 'dumb waiter' hoist links the ground and basement levels.

The basement comprises a large kitchen area, former function suite, ancillary storage and separate male and female toilet facilities.

From measurements taken on site and in accordance with the RICS Code of Measuring Practice (Sixth Edition) we calculate the subjects extend as follows:

• Ground Floor restaurant	73.57 sq m	792 sq ft
• Ground Floor takeaway	37.71 sq m	406 sq ft
• Basement	94.32 sq m	1,015 sq ft
• Total NIA	205.60 sq m	2,212 sq ft



LEASE

The subjects are held by way of a lease on standard full repairing and insuring terms which is due to expire on 12 June 2026.

The current passing rental is **£30,000** per annum.

The next rent review is 13 June 2013 with subsequent reviews 5 yearly thereafter.

Copies of the lease will be provided to genuinely interested parties.

BUSINESS DETAILS

The current hours of business are as follows;

Monday – Saturday	12.00 noon – 2.30 pm and 5.00 pm – 10.00 pm
Sunday	12.30 pm – 10.00 pm

There are currently 5 full-time and 5 part-time members of staff. Full business information, including accounts will be made available to genuinely interested parties.

In addition, the website www.lamorakitchen.co.uk is included within the price.

RATING ASSESSMENT

The subjects are entered in the current Valuation Roll as follows:

Rateable Value: £9,900

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT.

LEGAL COSTS

The ingoing tenant will be responsible for our client's reasonably incurred legal and professional costs relative to the transaction.

VIEWING/FURTHER INFORMATION

Strictly through the agents:

Sandy Lightbody

Allison Lightbody Waddell Chartered Surveyors
45 Hope Street, Glasgow, G2 6AE

Tel: 0141 229 6020 Email: sandy@alwsurveyors.co.uk

Fax: 0141 229 6025 Web: www.alwsurveyors.co.uk

