



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0141 337 7575 X @Allied_Scotland
www.alliedsurveyorsscotland.com



CAFÉ TO LET

106-108 Queen Margaret Drive, Glasgow G20 8NZ

- ✓ A fresh business opportunity with exceptional history
 - ✓ Fully fitted Café and ready to trade
 - ✓ Circa 38 covers
- ✓ True West End location close to Botanic Gardens

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

The property is situated in the Botanics area of Glasgow's West End, a primarily residential area approximately 2 miles to the west of Glasgow city centre. The subjects occupy a prominent position within an established range of retail units benefiting from strong traffic flows and on street car parking.

DESCRIPTION

The property comprises a double fronted retail unit fitted out as a café. It is contained within a four storey tenement building and forms part of a successful local range of retail units. Although recently closed, the property traded as North Star Café for in excess of 20 years and remains fitted out and ready to trade.

ACCOMMODATION

The accommodation comprises 2 bright seating areas, an open fitted commercial kitchen, 2 toilets and a mezzanine floor suitable for storage and staff welfare space. The current layout offers 38 covers with consent to offer additional pavement seating.

FLOOR AREA

We calculate the gross internal floor area of the building as follows:

No. 106

Ground Floor: 30 sq m (323 sq ft)
Mezzanine: 27 sq m (291 sq ft)

No. 108 32 sq m (344 sq ft)

TOTAL: 89 sq m (958 sq ft)

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have two entries in the current Valuation Roll as follows:

No. 106: £6,200
No. 108: £5,800

The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible up to 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

PLANNING

Class 3 Consent.

ENERGY PERFORMANCE CERTIFICATE

An EPC can be supplied on request.

LEASE TERMS

Our client is seeking a rent of £25,000 per annum for a minimum period of 10 years on full repairing and insuring terms. A 3 months rent deposit will be requested.

OFFERS

In the normal Scottish form addressed to this office.

ACQUISITION COSTS

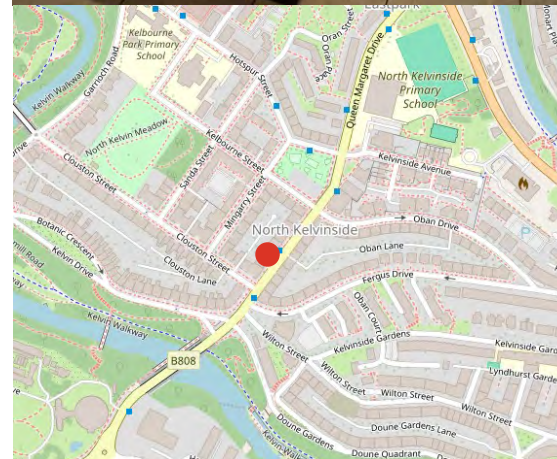
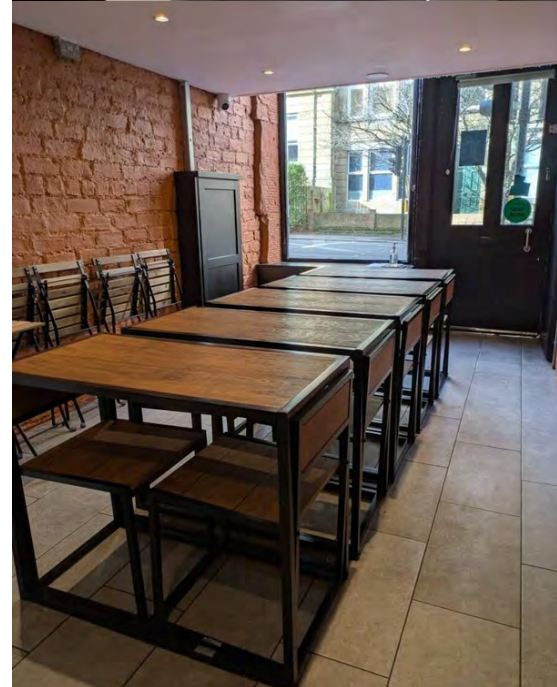
Each party shall be responsible for their own legal costs incurred in connection with the eventual tenant liable for any Land and Buildings Transaction Tax (LBTT) and VAT thereon.

DATE OF ENTRY

To be mutually agreed.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent, Allied Surveyors Scotland Ltd

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