

**PRELIMINARY DETAILS**

**TO LET**

**FULLY FITTED RESTAURANT**



**1/7 CLARKSTON ROAD, GLASGOW, G44 4EF**

**(ADJACENT TRADING RESTAURANT, BARBAROSSA NOT INCLUDED)**

- High quality internal fitout ready for immediate use
- Fixtures and fittings included
- Approx 64 covers over split levels
- Cellarage included
- Popular southside location
- Adjacent to Cathcart train station
- Dedicated customer parking to rear
- Likely to be below rates threshold (100% relief to qualifying companies)
- Rent £25,000pa



### **Location**

The premises benefits from an excellent trading position, being prominently formed to the east of Clarkston Road, adjacent to Cathcart Railway station and within the Cathcart area of Glasgow, approximately 4 miles south of Glasgow City Centre. Clarkston Road forms a main arterial route leading through the popular southside of Glasgow, and runs from Mount Florida/Cathcart to the affluent areas of Muirend, Netherlee and Clarkston. Newlands and Battlefield are also located close-by, with large numbers of resident population in both.

The property is within a short distance of Scotland's national stadium, Hampden Park, which hosts regular substantial events including music concerts and sporting events.

The unit is well located in terms of public transport, with regular train services from Cathcart railways station, which is immediately adjacent, as well as numerous bus services running along Clarkston Road and Holmlea Road.

The surrounding area is characterised by tenement buildings and is therefore densely populated, with a number of independent and national traders located close-by in Holmlea Road and Clarkston Road.

### **Description**

The premises form a ground floor restaurant unit, accessed via two separate entrances from Clarkston Road and enjoying a prominent frontage offering excellent signage opportunities.

Internally, the space has been arranged to provide main restaurant area with split lower and upper levels, fully fitted kitchen area, male, female and disabled toilet facilities and cellar at basement level.

The main restaurant area is fitted to a high quality contemporary standard and benefits from a dual entranceway from both the north and south of the space. The floor is of polished hardwood, with plastered and painted walls and ceilings, and the area contains bar and kitchen servery counters finished in marble and polished granite. This contains fixed bench and loose seating as well as tables.

There are further restaurant areas at mezzanine and lower level and again these are fitted to a high-quality standard, with contemporary fit-out. These can be used in conjunction with the main restaurant area, although equally could be used as separate private dining areas for larger parties.

The kitchen area has been fitted to a high standard with fixed sink and WHB units and a stainless-steel extraction hood. This contains good quality kitchen equipment, further details of which can be provided to interested parties.

The toilets are attractively decorated and are fitted to a good standard with modern units throughout.



In addition to the above is a cellar suitable for dry storage and wet stock, this being accessed via a stairwell formed to the south of the main restaurant area.

Heating is via a gas fired central heating system and all mains services are provided.

### **Restaurant opportunity**

The premises represent a rare opportunity to acquire a fully fitted restaurant and would be ideal for a chef or smaller operator to run their own restaurant business in an excellent trading position, with high density residential properties in close proximity.

The unit previously formed part of the well-established and highly successful Barbarossa restaurant which still operates from the rear of the same building. However the property is formed to the front of this and there are excellent signage opportunities for a new business given the visibility along Clarkston Road.

### **Areas/Accommodation**

From measured sizes at the time of inspection, we calculate the property to have gross internal areas as follows:

Ground floor (including mezzanine):	109.57 sq m	(1,179 sq ft)
Lower dining area:	20.25 sq m	(219 sq ft)
Cellar:	32.53 sq m	(350 sq ft)
<b>TOTAL:</b>	<b>162.35 sq m</b>	<b>(1,747 sq ft)</b>

### **Rating**

The current Rateable Value is to be re-assessed as it currently forms part of a larger entry. However, we can advise that the new Rateable Value is likely to fall below the threshold for Small Business relief under the Scottish Government's Small Business Bonus Scheme, and therefore 100% relief will be available to eligible companies.

### **Rent**

Rental offers over £25,000pa are sought

### **Premium**

Our client is seeking a premium of £30,000 in respect of the current fitout and trade inventory.

### **Inventory**

Details of the inventory is available to seriously interested parties via the letting agent.

### **Licence**

The tenant will require to apply for a new licence in respect of the property.

### **VAT**

VAT payable on the rent and other outgoings.



### **Energy Performance**

The property has an EPC rating of [to be confirmed]. A full copy of the certificate can be made available to interested parties upon request.

### **Legal Costs**

Each party will bear their own legal costs in the transaction. The purchaser will be responsible for the cost of any Registration Dues or LBTT.

### **Date of Entry**

Entry is available from July 2018.

Viewing and further information is available by contacting the Letting Agent:

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