



Late Night Basement Bar

323 Sauchiehall Street, Glasgow G2 3HW

Location

The subjects are located on the south side of Sauchiehall Street close to its junction with Pitt Street. Sauchiehall Street is one of the principal retailing thoroughfares within Glasgow City Centre and has benefitted from significant investment to complete the first of the 'Avenues' programme to create high quality public realm improvements for pedestrians and outdoor space for retailers to improve Sauchiehall Street as a destination.

Surrounding occupiers include Xiang Cuisine, Kings Fast Food, The Meat Joint, Taste of Chennai, Fire Water and Sichuan House Restaurant. Located opposite the Dental Hospital. On-street parking is provided closeby and public transport links are excellent with Charing Cross railway station being close by as well as regular bus services on Sauchiehall Street.

Description

The premises comprise a basement bar / venue providing some 90 covers with a kitchen area and are within a 4 storey traditional blonde sandstone building under a pitched and tile covered roof.

The accommodation comprises a substantial area for customer seating, stage, bar servery, kitchen area, male and female toilets, staff toilet and staff office. The kitchen is steel sheet lined and the extract duct remains in place, installation of kitchen equipment is required.

Rent / Terms

£30,000 Pa exclusive of VAT.

The premises are available on a new FRI lease for a lease of 5+ years.



Business Rates

RV: £34,000
Payable: £16,932 (2025/26)

Legal Costs

Each party is responsible for their own legal costs and the tenant shall be responsible for lease registration costs and land tax as standard.

Common Charges

The tenant shall pay a share of the charges for maintaining the common parts of the building.

Energy Performance Certificate

Available upon request.

VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 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 the transaction can proceed.

Viewing

Marc Erunlu
marc@lapsleymcmanus.com

Emma Louise Erunlu
emma@lapsleymcmanus.com

Lapsley McManus Property Consultants
Clyde Offices, 48 West George Street, Glasgow G2 1BP

info@lapsleymcmanus.com

Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. August 2025.

For further information please call today 0141 556 1222