

Avant Garde Music Bar & Restaurant

34-44 King Street, Glasgow, G1 5QT



FOR SALE

280 TO 560 SQ M
(3,013.89 TO 6,027.79 SQ FT)

£150,000

Well known Live Music
Bar & Restaurant in
Glasgow's Merchant City.

- Live Music Venue with 300+ License capacity.
- 60 capacity private function space
- £27,000 Annual Rent
- Low Rates payable
- Consistent turnover
- Trades Wednesday-Sunday
- 200+ MAT Barrelage

Summary

Available Size	280 to 560 sq m
Price	£150,000
Rates Payable	£700 per annum Hospitality relief & SBRR
Rateable Value	£14,000
Legal Fees	Each party to bear their own costs. Ingoing tenant may need to pay the landlord's assignation fee
EPC Rating	Upon enquiry

Description

Avant Garde Music Bar & Restaurant is a distinguished venue with a rich history, renowned as a premier destination for live music, dining, and social gatherings with a lot of regular customers. With a capacity of over 300 for live music events, it seamlessly combines a vibrant music venue with a stylish restaurant, creating an inviting space for a broad clientele. Its key features include a substantial 200-250 MAT barrelage, ensuring consistent turnover and profitability.

The premises features a sizeable basement space equal to that on the ground floor. This could be expanded upon as usable space for a new operator should they wish.

Location

Situated in Glasgow's Merchant City, Avant Garde is placed on a substantial corner location. Close to the Tron Theatre, Gallowgate and Glasgow Green. This impressive corner site boasts a highly visible and accessible position, making it a magnet for locals and visitors alike. Known for its lively atmosphere and rich history, Glasgow's King Street is renowned for its mix of retail, entertainment, and hospitality venues.

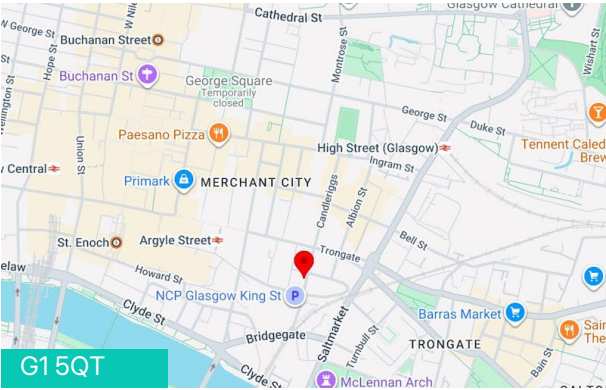
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	3,013.89	280	Available
Basement - Basement	3,013.89	280	Available
Total	6,027.78	560	

Viewings

Viewings by appointment only.



Viewing & Further Information



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