

A3 (Restaurants and Cafes), Bar, Leisure,
Licensed Premises, Restaurant
FOR SALE

TSA Property
Consultants



999 Tollcross Road, Glasgow, G32 8UU

Glasgow East Bar / Restaurant / Function Venue Investment | Well Established Premises | Passing £41,600pa
Expiry 2033 (No Breaks)

Summary

Tenure	For Sale
Available Size	8,382 sq ft / 778.71 sq m
Service Charge	N/A
Rateable Value	£15,900
EPC Rating	Upon enquiry

Key Points

- Extensive 1st Floor Restaurant / Bar / Pool Hall / Function Venue
- Fully Licensed
- Held on F.R.I Lease Expiring March 2033
- Passing £41,600p.a.
- Prime Position In Busy Area
- G.I.A 8,382sq ft
- Next Rent Review 2027
- Price: On Request

999 Tollcross Road, Glasgow, G32 8UU

Summary

Available Size	8,382 sq ft
Rateable Value	£15,900
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

The property comprises the upper floors of a substantial 2 storey commercial development of traditional construction surmounted by a pitched roof.

Benefitting from dual entrances from Dalness Street and Tollcross Road, the subjects lend themselves for sub-division internally to 2 no. Individual units.

Primary access is gained via twin tempered glass doors leading to a renovated entrance stairwell with single return leading to the first floor reception, office space & main restaurant.

The restaurant offers a large open plan dining area with vast ceiling permitting potential for a mezzanine level*. Partitions have been erected to form spacious and well presented male, female, disabled & staff w.c facilities and managers office along with a secluded private dining area.

An extensive kitchen, dry store, staff area and walk in fridges can be found at the West side of the property along with multiple fire escapes at west and east elevations.

Access from Dalness Street, leads to a large pre-cast concrete staircase with single return to the upper floor with large reception hall with male and female w.c's.

Via twin timber doors, an extensive well presented office space situated on a corner position with double glazed windows overlooking Dalness Street and Tollcross Road. The subjects have been redecorated to a good standard with heavy weave commercial carpet.

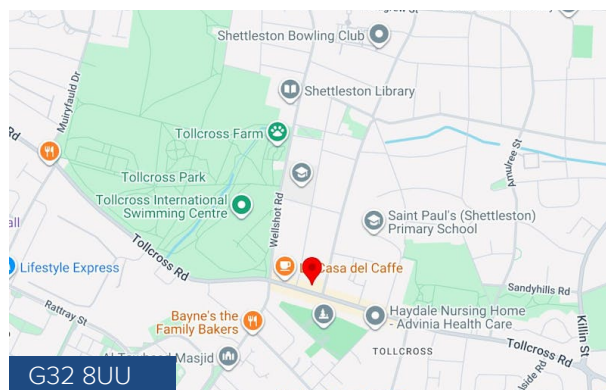
The subjects also benefit from wall mounted gas fired central heating radiators with lighting provided by way of halogen spots recessed within the ceiling.

Location

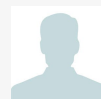
The property is situated on the North side of Tollcross Road at its junction with Dalness Street within the suburb of Tollcross in Glasgow's East end.

The area has benefitted from regeneration as a result of Glasgow hosting the Commonwealth Games in 2014. Most notably the local area has benefited from the creation of the Tollcross International Swimming Centre, which is within walking distance from the site, as well as the construction of the Sir Chris Hoy Velodrome which is within two miles of the development site.

The area also benefits from excellent transport links with close access to J2A of the M74 which in turn links with the M73, M77, M8 and M80 thus providing



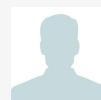
Viewing & Further Information



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excellent access across Scotland.