

## TO LET Restaurant / Cafe

195 MAIN STREET, GLASGOW, G40  
1QH

Ground floor corner property with Class 3 hot  
food consent

- Main road frontage
- Well presented premises
- No VAT payable on rent
- Rates exemption potential
- Excellent transport links
- 30.46 sqm (328sq ft)

CORNER RESTAURANT / CAFE



## LOCATION

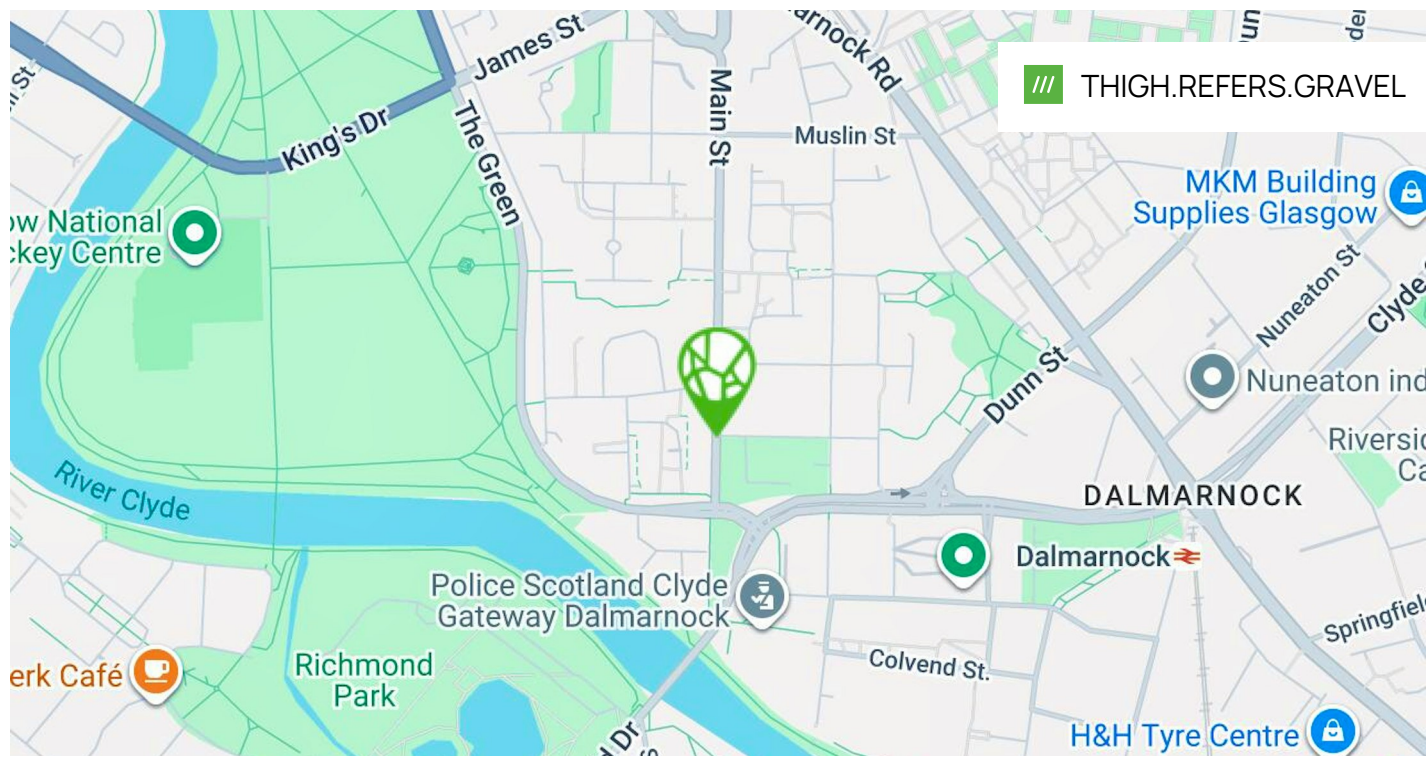
The Bridgeton area is located in the east end of the city. Main Street links the A730, Glasgow Road with the A74, London Road. The subjects are situated on the east side of Main Street between the junctions for Franklin Street and Rumford Street within a residential pocket to the south of Bridgeton Cross. The area offers good on-street car parking provision and is in close proximity to Bridgeton Railway Station which provides excellent links to Glasgow city centre.

## DESCRIPTION

The subjects comprise a ground floor corner property within a red sandstone tenement building, under a pitched and slated roof. The building is arranged over 3 floors, providing retail space on the ground floor and residential accommodation above.

The property has a timber and glazed return frontage with a single recessed door entrance under non-illuminated fascia boards. The frontage is protected by electronically operated roller shutters.

Internally, there is a waiting area upon entering leading to the serving counter. The commercial kitchen is, as expected, fitted out to a professional standard with extract ventilation and a range of stainless steel sink units, utility basins and fitments. A comprehensive range of floor and wall mounted style units are installed with appropriate worktops. There is a gas supply to the property, but it is not live. Storage space and welfare facilities are provided to the rear.





## ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Restaurant / Cafe	328	30.47

## LEASE TERMS

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £12,500 per annum.

Full quoting terms are available upon request.

## RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £4,700.

The occupier may be eligible for rates relief, subject to status.

## EPC

A copy of the EPC is available upon request.

## VAT

Not applicable

## LEGAL FEES

Each party to bear their own costs

## VIEWINGS

Viewings strictly by appointment with the assigned agents:

## CONTACT



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