100 Cover Bar & Restaurant, Southside

164 Fenwick Road, Giffnock, Glasgow, G46 6XF

FOR SALE

181 SQ M
(1,948.27 SQ FT)

PRICE ON APPLICATION

Stunning Licensed 100 cover Restaurant & Bar in Giffnock, Glasgow Southside.

- LEASEHOLD
- Annual Rent: £46,000
- 14 years remaining on the current lease
- Fitted out to a high standard
- Commercial Kitchen with Extraction
- Attractive Mezzanine Level with natural light
- Walk-in Condition

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Summary

Available Size	181 sq m
Price	Price on application
Rates Payable	£16,683 per annum based on April 2023
Rateable Value	£33,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs. Ingoing tenant will be liable for the landlord's legal fee in respect to the assignation
EPC Rating	Upon enquiry

Description

This exceptional hospitality venue is a fully fitted, stylish bar and restaurant set over two levels, offering a warm and inviting environment with a capacity of 90 covers. The property features an attractive glass frontage that maximizes natural light and visual appeal, drawing attention from passersby. Inside, the space is beautifully designed to a high specification, featuring contemporary decor, comfortable seating, and modern fixtures that create a perfect setting for dining, socializing, and entertainment. The establishment boasts outdoor seating, allowing guests to enjoy the fresh air and extend their experience beyond the indoors. With its prime location, impressive features, and high-quality fit-out, Southside Bar Restaurant represents an outstanding opportunity for operators looking to establish or expand their hospitality business in a sought-after area.

Location

Situated in the bustling suburb of Giffnock, just a short drive from Glasgow city centre, Southside Bar Restaurant is perfectly positioned in a thriving neighbourhood that offers excellent footfall and accessibility. Giffnock is renowned for its vibrant community, excellent amenities, and attractive residential surroundings, making it an ideal location for hospitality ventures aiming to attract a diverse clientele. The area boasts a mix of charming local shops, cafes, and parks, providing a lively and inviting atmosphere for both locals and visitors alike.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Restaurant	1,176.17	109.27	Available
Mezzanine - Restaurant	57.19	5.31	Available
Total	**1,233.36**	**114.58**	

Viewings

Viewings strictly by appointment only

Viewing & Further Information

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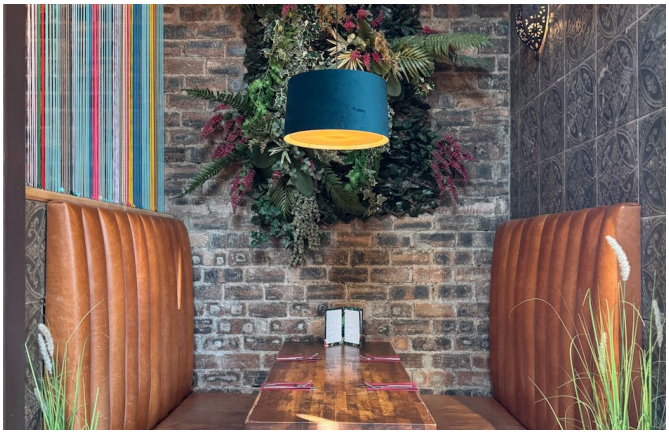
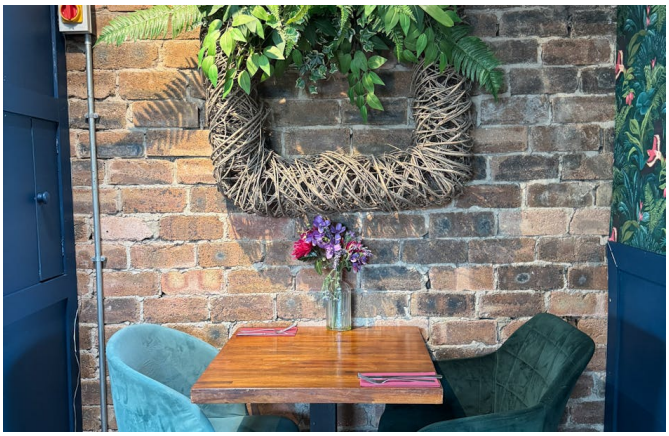
SOUTHSIDE
GIFFNOCK
COCKTAILS | BEERS | WINES | FOOD
MADE BRIGHTER
MADRÍ
EXCEPCIONAL

SOUTHSIDE
GIFFNOCK
MADE BRIGHTER





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