

VIRGINIA COURT

Miller Street Glasgow G1 1TS

**FOR SALE UNIQUE COURTYARD BAR/
RESTAURANT/LEISURE OPPORTUNITY**

14,000 SQ FT (1,310 SQ M)



Drysdale
COMPANY

Location

This prime Leisure opportunity is located in Glasgow City Centre, adjacent to Miller Street, which has become home to some of Glasgow's most successful and eye-catching restaurants including Paesano, The Spanish Butcher, Sebb's, Margo, El Santo and The Spiritualist.

Glasgow has a fantastic food and beverage scene and at the heart of this is access to a large catchment population of 2m. Miller Street itself connects Ingram Street which is home to a range of luxury brands with Argyle Street, which is one of the busiest retailing streets in the City Centre.

Consequently the location offers a compelling mix of daytime and evening activity.

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The Neighbours

Miller Street is one of Glasgow's best addresses for F&B brands to locate and is home to some of the busiest eateries in the city centre.



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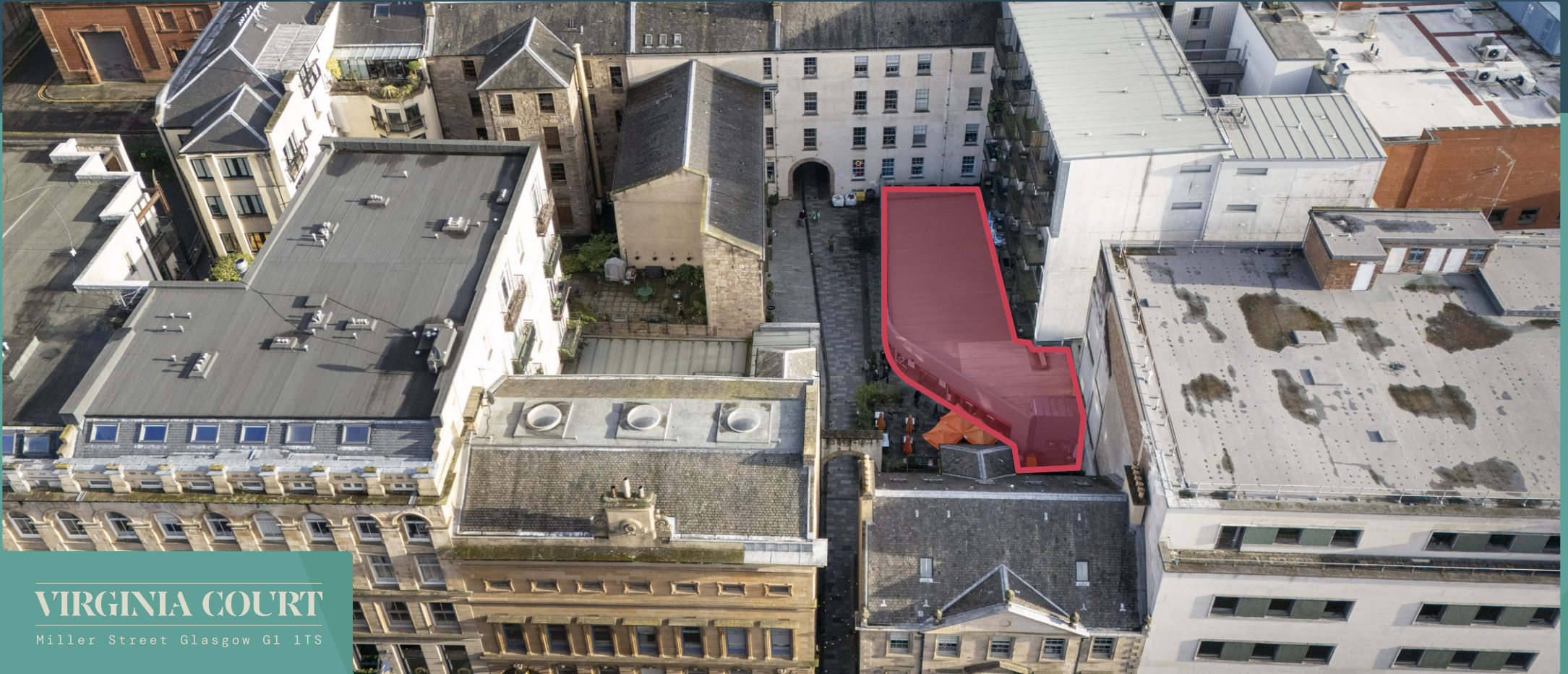


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The Opportunity

The existing building presently comprises a number of small units however plans have been developed to convert the accommodation to a single occupier venue totalling 14,000 sq ft over two levels. Externally, the courtyard/ outdoor seating is among the best in Glasgow.



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Proposed Accommodation



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The property currently comprises 7 individual units which, subject to planning permission could be amalgamated to provide the accommodation in the plans below. It is the intention that the amalgamation works would be undertaken by the successful purchaser.



The approximate proposed gross internal areas are as follows:

GROUND FLOOR	728.4 sq m
BASEMENT	582 sq m

