

UNIT 1
COSTA
Now Trading



GEORGE
HOUSE

PRIME CITY CENTRE
BAR/RESTAURANT
OPPORTUNITY

GEORGE SQUARE GLASGOW

UNIT 2
BAR/
RESTAURANT
CONSENT
GRANTED



OUTSTANDING BAR/RESTAURANT OPPORTUNITY

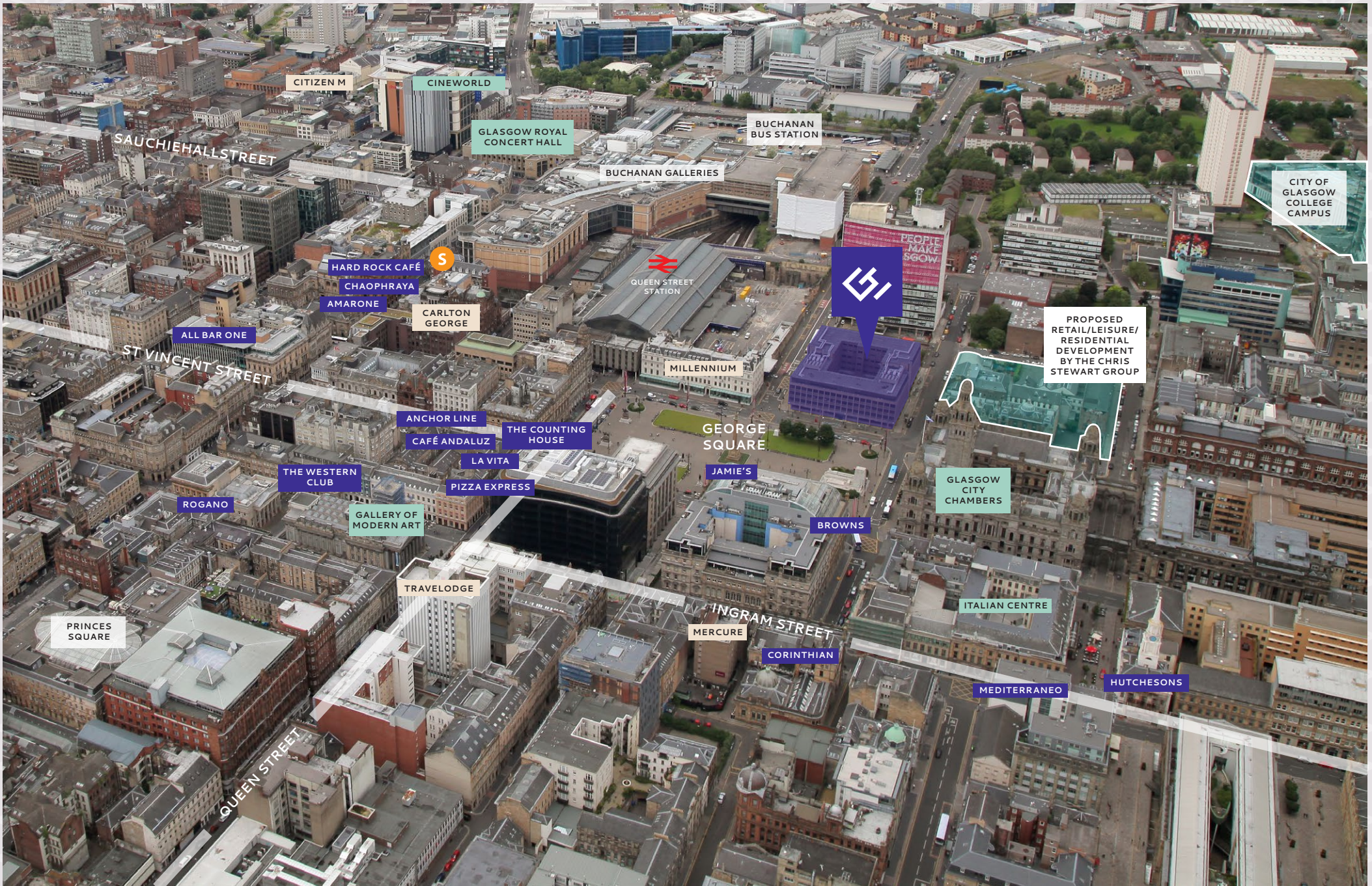
- Prime bar/restaurant unit forming part of George House
- 90,000 sq ft of high quality office accommodation
- Modern open plan unit with full height glazed façades
- Located in established leisure circuit
- Adjacent to Queen Street train station
- Area to be further enhanced with The Chris Stewart Group's new retail/leisure residential development of the adjacent former Council buildings and gap site which will include a 245 bed AC by Marriott



HEART OF THE CITY

- Glasgow is Scotland's largest city and benefits from an immediate population of around 660,000 and an estimated shopping catchment in excess of 2 million persons.
- George House occupies a prime position on the north side of George Square, within the heart of the City Centre.
- George House is located in close proximity to the new Buchanan Quarter and to Buchanan Street, Glasgow's prime retailing destination.
- Restaurant/Bar operators within the vicinity include Jamie's, Browns, Anchor Line, Prezzo, Pizza Express, Urban Grill, Atlantic Brasserie, Café Andaluz and La Vita.





CITIZEN M

CINEWORLD

SAUCHIEHALL STREET

GLASGOW ROYAL CONCERT HALL

BUCHANAN BUS STATION

BUCHANAN GALLERIES

CITY OF GLASGOW COLLEGE CAMPUS

HARD ROCK CAFE

CHAOPHRAYA

AMARONE

CARLTON GEORGE

ALL BAR ONE

ST VINCENT STREET

QUEEN STREET STATION

MILLENNIUM

GEORGE SQUARE

PROPOSED RETAIL/LEISURE/RESIDENTIAL DEVELOPMENT BY THE CHRIS STEWART GROUP

ANCHOR LINE

CAFÉ ANDALUZ

THE COUNTING HOUSE

LA VITA

THE WESTERN CLUB

PIZZA EXPRESS

JAMIE'S

BROWNS

GLASGOW CITY CHAMBERS

ROGANO

GALLERY OF MODERN ART

TRAVELODGE

PRINCES SQUARE

MERCURE

INGRAM STREET

CORINTHIAN

ITALIAN CENTRE

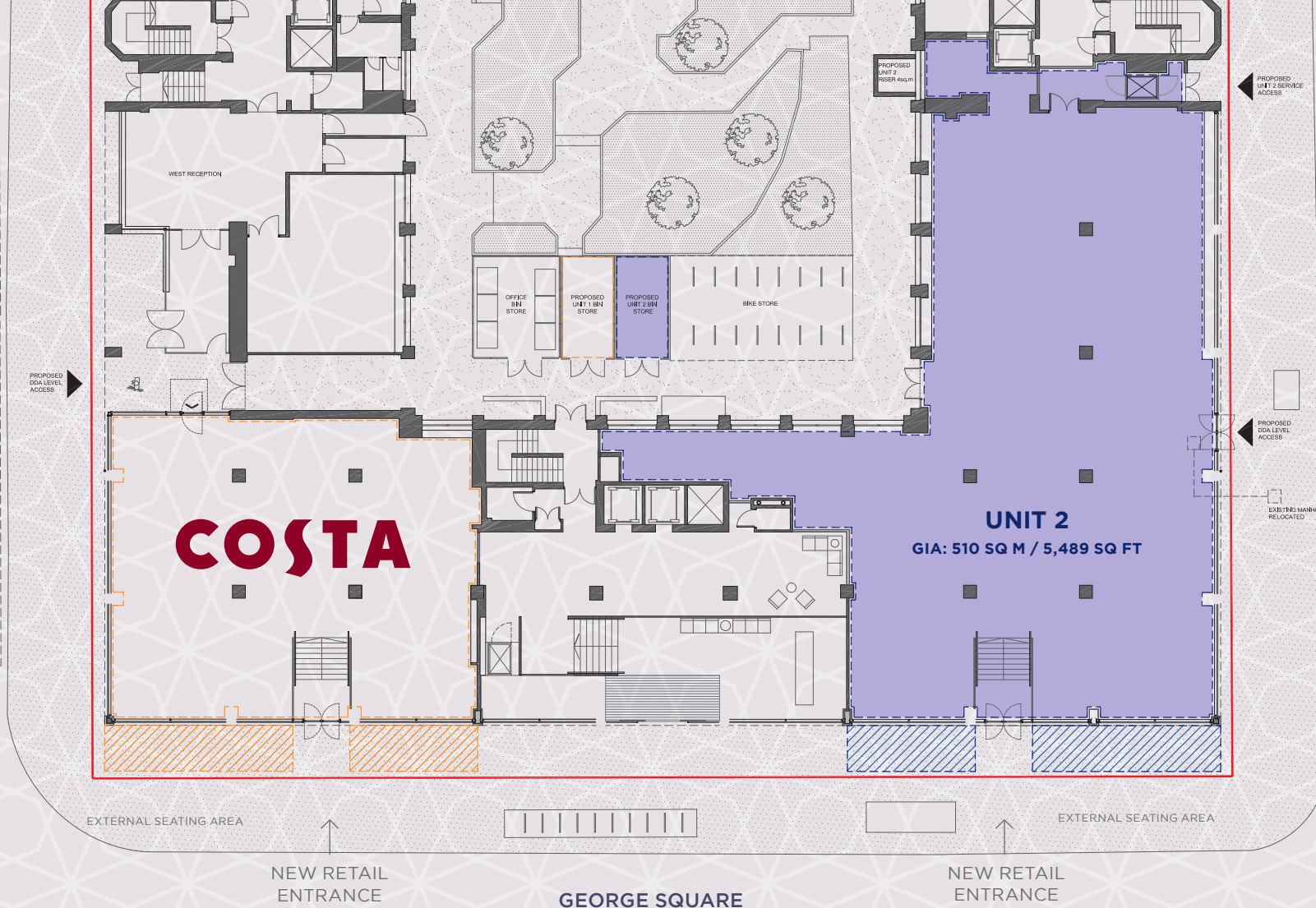
QUEEN STREET

MEDITERRANEO

HUTCHESONS

NORTH HANOVER STREET

NORTH FREDERICK STREET



HIGH PROFILE UNIT

The new unit is arranged over ground floor only providing contemporary clean space that benefits from extensive frontages to George Square and North Frederick Street. Reduced unit size can be created subject to requirements, from 4,000 sq ft upwards.

ADDITIONAL INFORMATION

Terms

Unit 2 is available on a new long term full repairing and insuring lease subject to 5 yearly upward only rent reviews. Rent on application.

Planning

Unit 2 benefits from Sui Generis (Public House) consent.

Specification

Unit 2 will be handed over completed to a standard shell specification to include full height glazed frontages.

Entry

Immediate.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction with the ingoing tenant being responsible for stamp duty land tax and registration dues payable.

VAT

Unless expressly stated all rent and other monies are quoted exclusive of VAT.

EPC

Available upon request.

For further information and viewing please contact the joint letting agents:

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 **Ardstone Capital**

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