

# TO LET

20 Glassford Street | Glasgow | G1 1UL

FIRST FLOOR - LET (BOWLARAMA BOWLING VENUE)  
BASEMENT - LET (LICNESED GIG VENUE)



**Fantastic Bar / Restaurant or Leisure space (Circa 7,500 sq.ft.)**



  
mcparlane & co  
**0141 552 3452**  
11-13 Albion Street, Glasgow G1 1NB

**CD LH**  
Leisure | Hospitality | Healthcare  
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The Glass House

River Clyde

St. Enoch Centre

Merchant City

M8 Motorway

Financial District

Princes Square

Central Station

Pacific Quay

S.S.E. Hydro

Scottish Exhibition & Conference Centre

Queen St Station

Buchanan Galleries

Strathclyde University

# LOCATION

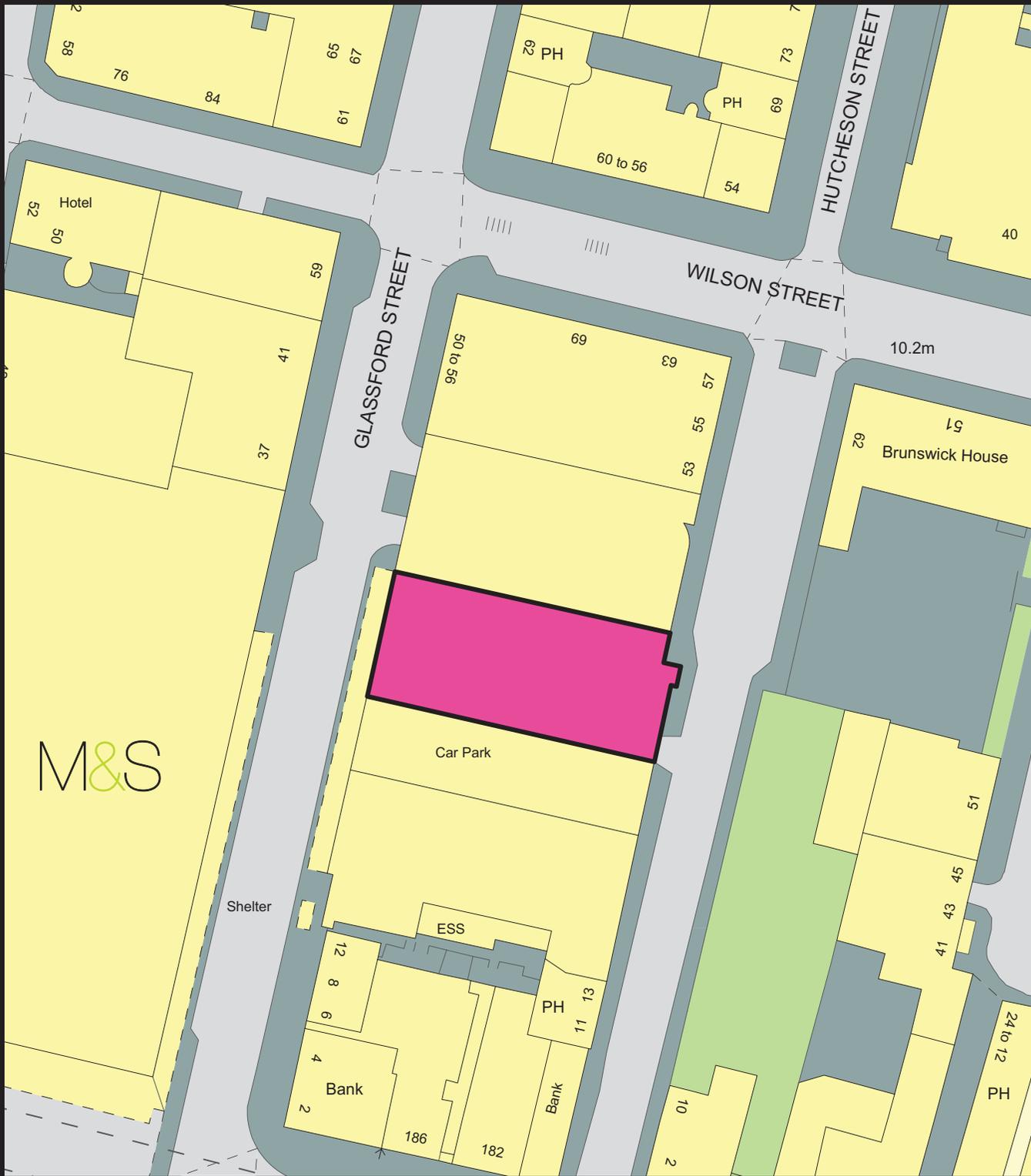
The Glass House Entertainment and licensed complex is situated within the Merchant City, Glasgow's most historic and cultural district. The premises lie only minutes' walk from George Square, Strathclyde University and the main retailing facilities serving the city along Argyle Street and Buchanan Street. This is an excellent trading location for a licensed venue situated within the heart of the city centre.

Glasgow is Scotland's largest city with a population of around 600,000 persons and is the UK's largest retail centre after London. Glasgow is one of Europe's top 20 financial centres, with many company headquarters located within the core city centre.

Glasgow's popularity for retail, leisure and tourism continues to expand, assisted greatly with the highly successful 2014 Commonwealth Games and the Glasgow Hydro Conference / Entertainment venue, which is now recognised as one of the top 5 events venues in the world. The student market also provides valuable additional income to licensed venues within the city. Glasgow has a student population of around 45,000, contributing around £500 million per year to the Glasgow economy.

The Glass House is situated within a first class trading location, able to draw trade from a variety of sectors including shoppers, tourists, office workers and students







## THE COMPLEX

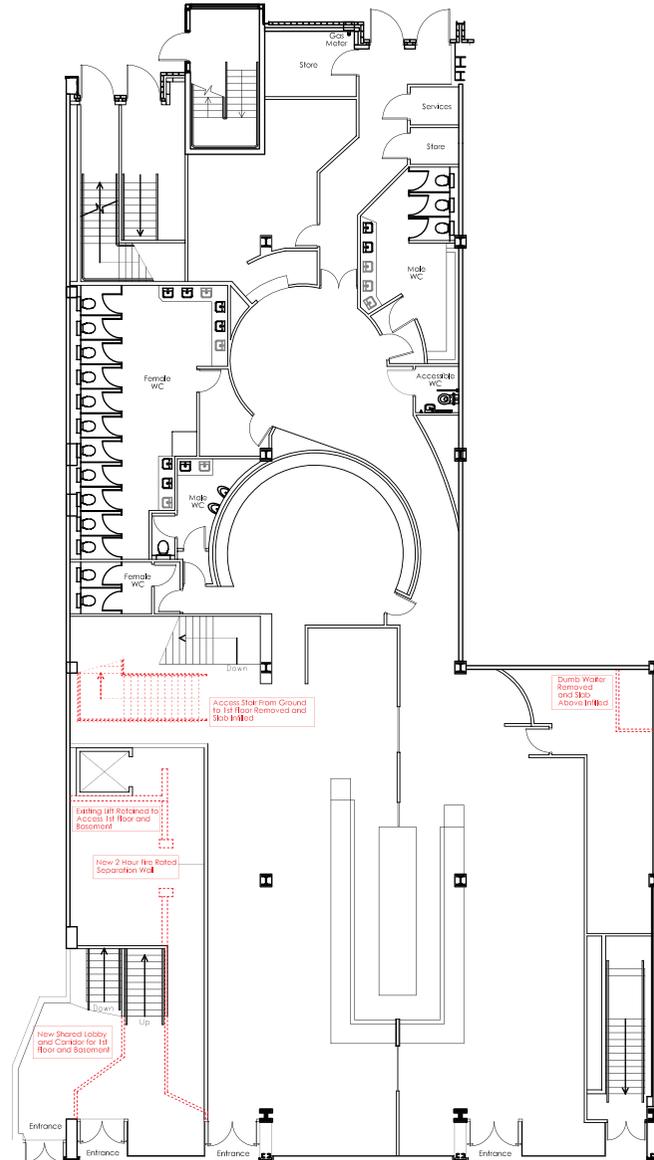
The premises were originally fitted and operated as Tiger Tiger, a multi-faceted entertainment venue trading as a bar, restaurant and nightclub. The premises were then converted to Mansion House which operated on a similar basis over 3 levels and over 26,000 sq.ft. The building also includes the Grosvenor Casino and busy NCP Car Park.

The new landlords have now subdivided the premises to provide three large self-contained units over each level. The first floor is let as a city boutique city centre bowling concept and the basement unit is let as a large gig venue (subject to completion).

The premises are in the popular Merchant City area of Glasgow, a short walk from Buchanan Street and close to the Merchant Square and new Strathclyde University campus and student flats. The substantial Candleriggs development site is immediately to the rear and is to be developed to provide a large number of apartments, student flats and hotel accommodation on the doorstep over the next few years. This will further increase the high levels of footfall and vibrancy of the already highly popular Merchant City location.

Ground Floor - Proposed

699.8sq.m (7,533sq.ft.)



THE OPPORTUNITY

Large Ground Floor Bar or Restaurant premises available to let in the popular Merchant city location. The subject are ideal for bar or restaurant use.

The unit forms part of a purpose built licensed and leisure building which will now include a boutique city centre bowling alley and gig venue (subject to completion) in addition to the highly successful 24 hour Grosvenor Casino and an NCP Car Park.

The remaining ground floor space is ideally suited to a bar or restaurant and will benefit from a great ground floor frontage. It is anticipated that the Glass House will become one of the city centers most popular licensed destinations providing a range of licensed and leisure offerings within the complex.

RENT

	sq.m	sq.ft.	Rent Per sq.ft.	Initial Rent
Ground Floor	700	7,533	£9.29	£70,000 p.a.

EPC

The full Energy Performance Certificate will be available on request.

## FURTHER INFORMATION

Further information can be obtained from seriously interested parties after viewings.

To discuss the business in more detail please contact the joint agents:

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