

# TO LET

CLASS 3 RESTAURANT OR RETAIL  
CONSENT

59 Bell Street  
Glasgow  
G1 1LX



## LOCATION

The property is located on the south-east side of the fashionable Merchant City area of Glasgow. The property occupies a corner position at the junction of Bell Street and Walls Street with the surrounding properties comprising a mix of bars, restaurants, retail and residential uses. Nearby occupiers include the renowned Café Gandolfi and the Merchant Square leisure hub (which includes numerous leisure operators such as O'Neill's and Metropolitan).

## DESCRIPTION

The property comprises a ground floor of 4,916 sq ft (456.70 sq m).

## PLANNING

The property currently benefits from Class 3 restaurant consent or retail consent.

## TENURE

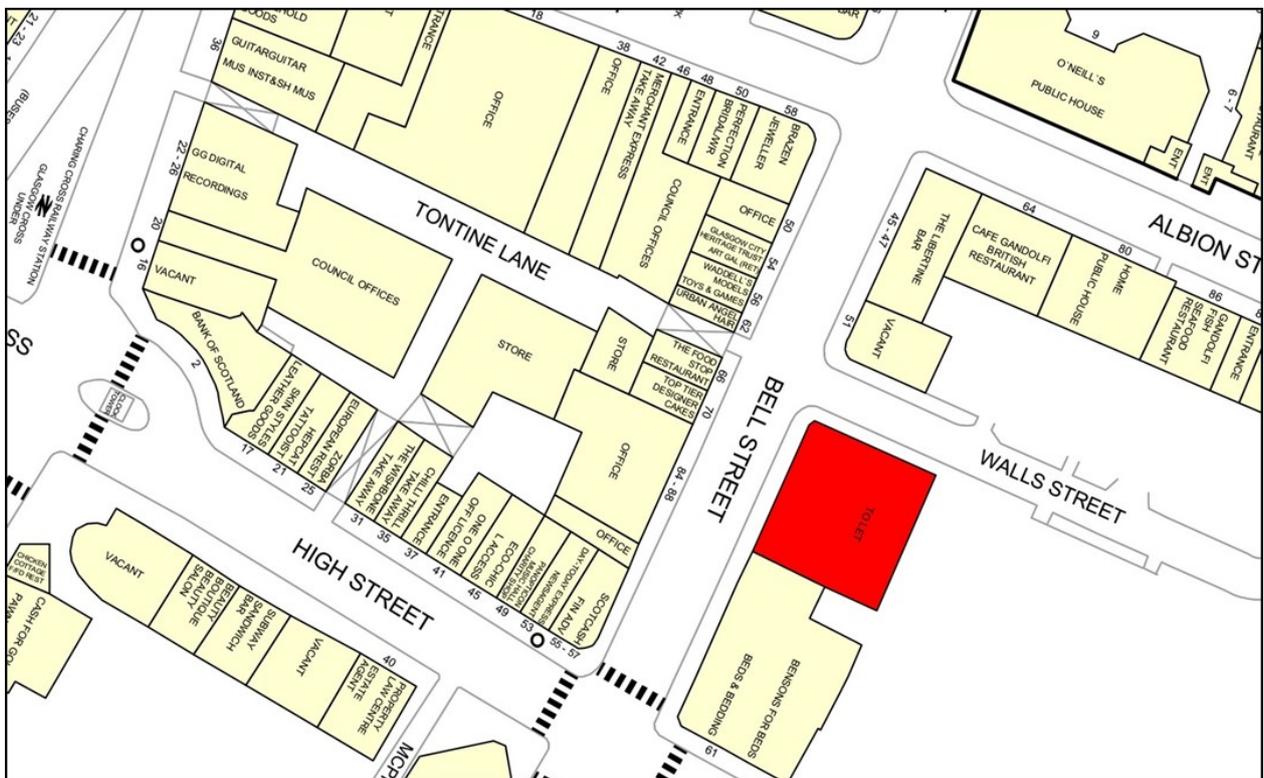
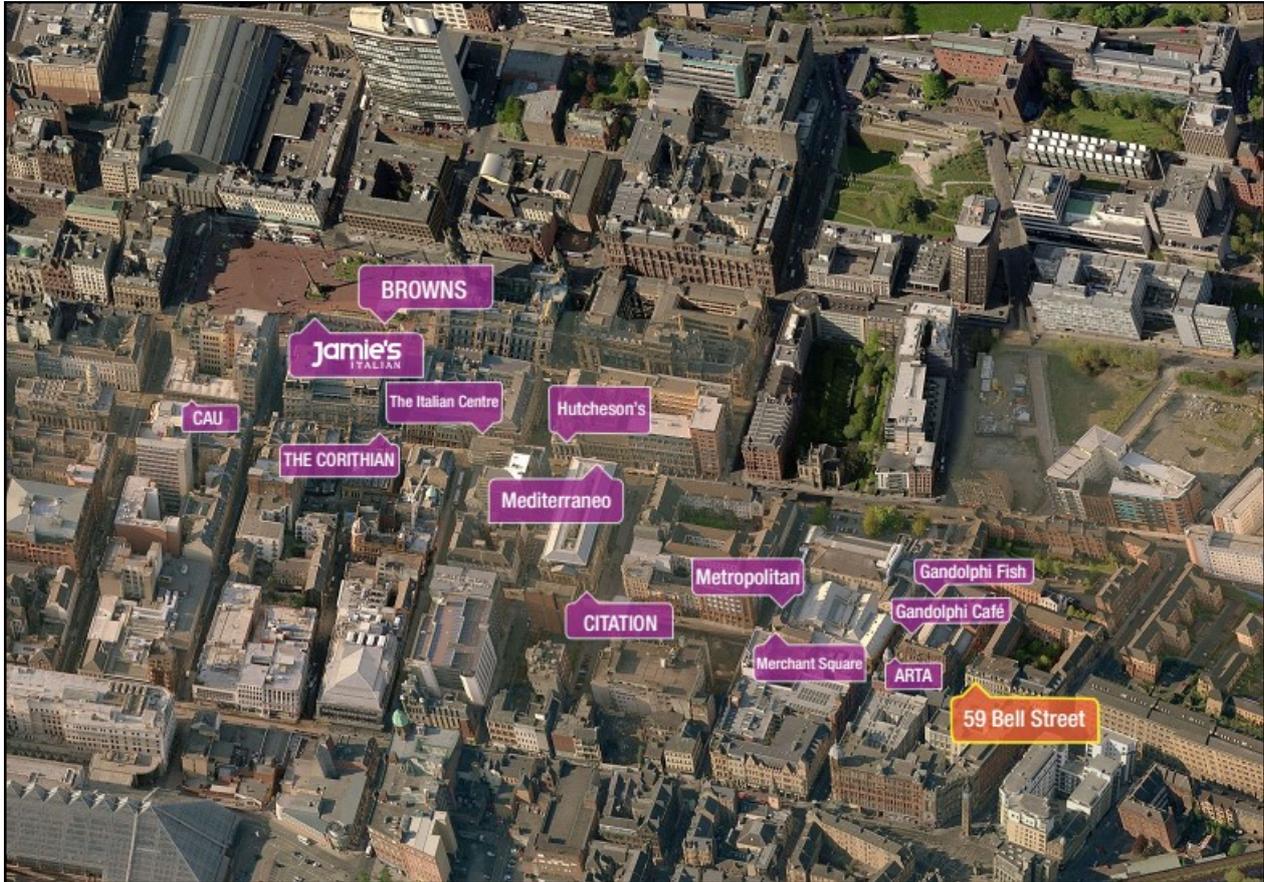
The subjects are available on a new full repairing and insuring lease for a term to be agreed, subject to five-yearly upward only rent reviews.

**0141 226 1662**

[www.ewanmackay.com](http://www.ewanmackay.com)

234 West George Street, Glasgow, G2 4QF

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**IMPORTANT NOTICE**

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. February 2016.

## RENTAL

Upon application.

## RATEABLE VALUE

The premises have been sub-divided and we are currently awaiting reassessment.

## ENERGY PERFORMANCE CERTIFICATE

Available upon application.

## LEGAL EXPENSES

Each party will bear their own legal expenses incurred in connection with this transaction.

## VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Ewan Mackay  
T: 0141 226 1662  
E: [ewan@ewanmackay.com](mailto:ewan@ewanmackay.com)

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