

# TO LET

22-24 West Nile Street

Glasgow

G1 2PW

Prime Restaurant / Bar Opportunity



## LOCATION

The property is situated in the prime leisure pitch on the east side of West Nile Street, near to Buchanan Street, the main shopping location in Glasgow city centre.

Nearby occupiers include **Las Iguanas**, **All Bar One**, **TGI Fridays**, **The Ivy**, **Gaucha**, **Sugo Pasta**, **Franco Manca**, **Costa Coffee**, **Five Guys**, **Miller and Carter**, **Bread Meats Bread**, **Mowgli**, **Rosa's Thai** and **Pizza Pilgrims**.

## DESCRIPTION

The premises comprise an extensively glazed restaurant/bar unit arranged over ground and basement floors within a four-storey blonde sandstone office building.

The unit has been fitted out to a high standard with a large customer area at ground floor with kitchen, WC and staff room at basement level. The premises benefit from external seating with a large external secured bin storage area demised to the unit at the rear.

The premises extend to the following approximate areas:

Ground:	3,100 sq ft	288 sq m
Basement:	4,131 sq ft	384 sq m
<b>Total:</b>	<b>7,231 sq ft</b>	<b>672 sq m</b>

## 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.

**07917 834 912**  
[www.ewanmackay.com](http://www.ewanmackay.com)

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