

404 HAWTHORNE STREET, GLASGOW, G22 6RU



SUB-DIVISION POTENTIAL



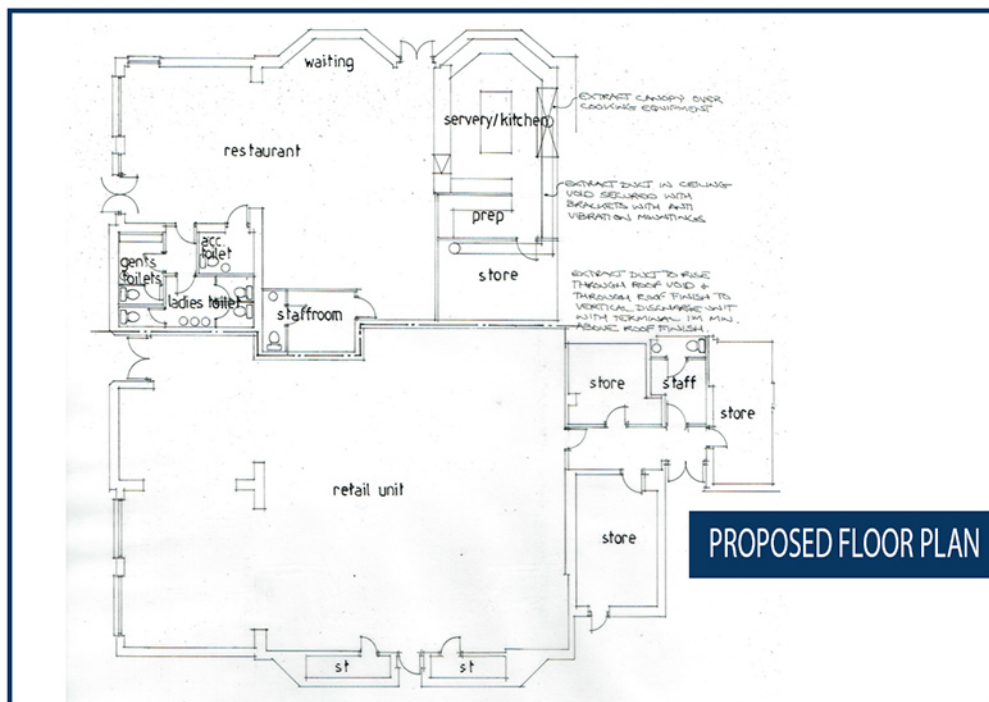
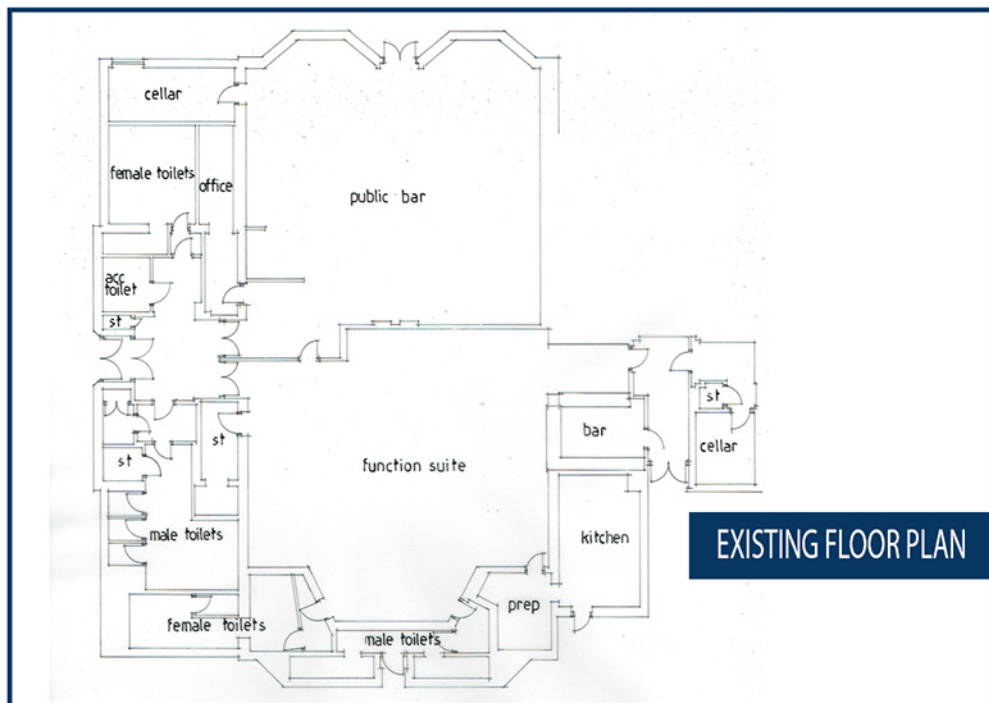


# THE ASHFIELD BAR

- Prominent Roadside Location
- Sub-Division potential sizes would be as follows:  
Retail Unit: 3,261sq ft  
Restaurant / Takeaway: 2,044sq ft
- Dedicated Parking
- Free of Tie
- £35,000p.a.x.







## LOCATION

The subjects are situated on the south side of Hawthorn Street a short distance west of Filnas Street. Hawthorn Street runs between Balmore Road to the west and Springburn Road to the east.

The surrounding area is predominantly residential in nature but the property is opposite a small parade of shops serving the local community and which contains a convenience store, newsagents, hot food units and a bookmakers.

Gala Bingo and Farmfoods are located a short distance to the west and the Peugeot Ashfield Stadium, the home of Ashfield Juniors Football Club and Glasgow Tigers Speedway Team is immediately adjacent. The area is well served by public transport with regular bus services on Hawthorn Street going to and from the city centre. Ashfield Station is within a 5 minute walking distance from which there are regular services to/from Glasgow Queen Street Station with a 6 minute journey time.

## SUBJECTS

The subjects comprise a detached single storey building constructed of brick and having, in the main, a pitched concrete tiled roof. The property has an entrance lobby which provides access to the 2 main areas, the public bar and also a function suite. Separate male, female and disabled toilet facilities are entered from the lobby.

There is additional ancillary accommodation including a kitchen, office, cellars/stores plus there are further toilets within the function suite. There is an enclosed external area/beer garden accessed from the public bar and there is also space at the front of the property for customer car parking.

## AREA

The subjects have been measured on a Net Internal Area Basis to offer the following:-

- Public Bar - 135.40 sq m (1,457 sq ft)
- Function Suite - 143.01 sq m (1,539 sq ft)
- Kitchen - 16.61 sq m (178 sq ft)
- Public Bar Cellar - 11.44 sq m (123 sq ft)
- Function Suite Cellar - 8.26 sq m (89 sq ft)
- Office - 10.02 sq m (108 sq ft)





#### NAV/RV

The subjects have been assessed and entered onto the valuation roll with the following NAV/RV £25,900.

#### PLANNING / SUB-DIVISION

The subjects may be capable of division to 2 No. Individual units with potential for 1 no. hot food unit and 1 no class 1 / class 2 unit which may lend itself to a bookmakers or similar.

Further information available on request.

#### PROPOSAL

The subjects are available to lease on a new full repairing and insuring lease for a negotiable term for £35,000p.a.x. Our client is inviting offers for their freehold interest in the subjects.

#### V.A.T.

All prices and premiums quoted are exclusive of V.A.T.

#### E.P.C.

Available on request

Jas Aujla  
Will Rennie  
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