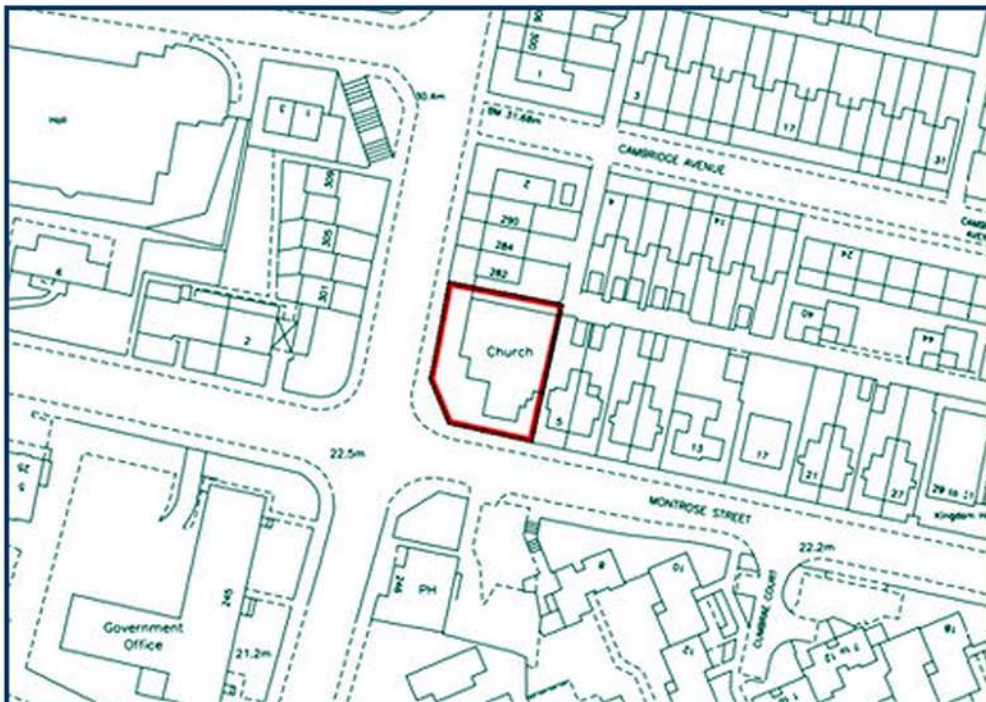


1 MONTROSE STREET, CLYDEBANK, G81 2JF



EXTENSIVE RESTAURANT / BAR / ENTERTAINMENT VENUE



- PROMINENT ELEVATED CORNER POSITION
- SITUATED ON ARTERIAL ROUTE
- DENSELY POPULATED RESIDENTIAL AREA
- WELL PRESENTED INTERNALLY
- EXTENSIVE UNIT
- VARIOUS USES (SUBJECT TO PLANNING)
- C.5,000SQ FT
- RENT: £25,000P.A.X

LOCATION

The subjects are situated on the North East corner of Montrose Street & Kilbowie Road on an elevated position within a densely populated area in Clydebank.

Clydebank is situated approx 6miles West of Glasgow City Centre, previously renowned for its ship building, the town has seen resurgence in recent years with investment in education, business, tourism and residential offerings.

Along with being situated in a densely populated in a residential area, the subjects are close to a variety of local businesses including Job Centre Plus Office, Clydebank Business Park, Clyde Shopping Centre and the local main Police Office.

PROPERTY

The property itself comprises a converted former church, situated on an elevated position with views along Kilbowie Road to the South of the City. The property benefits from being disabled accessible by way of external wheelchair elevator to the ground floor with ramped access to the main entrance.

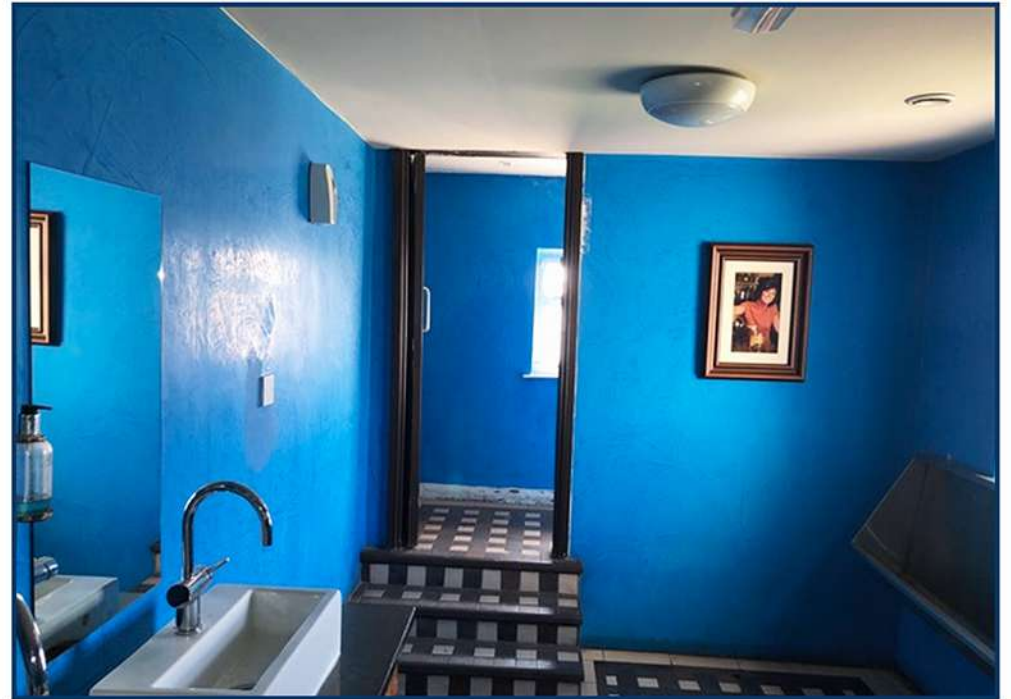
Internally the property has been divided to form a large open plan restaurant with impressive mezzanine, bar, w.c facilities and ample kitchen, along with a separate area for further dining / function or alternate use*.

The property benefits from 2 no. entrances via Montrose St at the Westernmost side with another at the East elevation to the subjects.

The subjects benefit from fixed bench seating, fitted kitchen, well appointed W.C facilities, staff area and large bar. The subjects have previously been fitted out to a high standard and would take little work in reinvigorating the subjects.

Externally the property benefits from a timber decking area which benefits from excellent sunlight throughout the day and would be an ideal al fresco dining area during summer months.







NAV/RV

The subjects have been assessed and entered onto the valuation roll with the following NAV/RV

£22,750

The subjects may benefit from rates reassessment following entry.

PROPOSAL

Our client is offering the subjects on a new full repairing and insuring lease for a negotiable term for £25,000 per annum. Freehold offers may be considered

V.A.T

Prices quoted are exclusive of V.A.T

E.P.C

Available on request

Viewing

By appointment only

Legal

Each party shall bear their own legal costs incurred in the transaction

LBTT & Registration Dues

The incoming tenant will be responsible for any LBTT & Registration dues incurred in the transaction

Jas Aujla
Will Rennie

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50 Darnley Street, Pollokshields,
Glasgow G41 2SE



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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.