

Lot 48, 6 Renfield Street, Glasgow,

G2 5AL

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Lot 48, 6 Renfield Street, Glasgow, G2 5AL

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)

Property Information

Heritable City Centre Leisure Investment

- Lease recently extended for a further 10 years until May 2035 (no breaks)
- Prominent Leisure Investment close to Glasgow's Central Station
- Well Established Restaurant over Ground and Basement
- Nearby occupiers include YBS, Tesco, Burger King, Greggs and Five Guys

Lot

48

Auction

9th May 2024

Rent

£25,000 per Annum Exclusive

Status

Available

Sector

Restaurant

Auction Venue

Live Streamed Auction

Location

Miles

47 miles west of Edinburgh

Roads

M8, M77, M74

Rail

Argyle Street Station, Glasgow Central Station, Glasgow Queens Street Station

Air

Glasgow International Airport (9 miles west)

Situation

The property is located close to the busy junction of Renfield Street and Gordon Street, within 50 metres of Glasgow Central Station. The surrounding area benefits from high levels of footfall around the station and nearby Buchanan Street. Nearby occupiers include YBS, Tesco, Burger King, Greggs and Five Guys

Tenure

Heritable.

Description

The property comprises a ground floor restaurant and kitchen with further seating and staff area at basement level. Forming part of a larger traditional style sandstone tenement building built over basement, ground and three upper floors.

VAT

VAT is applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 48, 6 Renfield Street, Glasgow,

G2 5AL

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)

Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground Basement	Restaurant Ancillary	40.67 50.81	(437) (546)	MZ FOODS LTD t/a Taco Mazama (3)	Lease extension of 10 years expiring 26/05/2035 (2)	£25,000 (3)
Total		91.48	(983) (1)			£25,000 (3)

(1) The floor areas stated above are those published by the Scottish Assessors Association (www.saa.gov.uk).

(2) The lease variation details that the rent will increase to £26,000 p.a.x. from 27/05/2025. A rent free period of 10 months has been granted (taken as 20 months rent free from 27/05/2025). This will be topped up by the seller. Please see the legal pack for further information

(3) Rent to increase to £26,000 p.a.x. from 27/05/2025 (please see the legal pack for further information)

(4) As part of the variation the lease has been assigned to MZ West Ltd (SC602274).

Lot 48, 6 Renfield Street, Glasgow,

G2 5AL

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Lot 48, 6 Renfield Street, Glasgow,

G2 5AL

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Lot 48, 6 Renfield Street, Glasgow,

G2 5AL

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Lot 48, 6 Renfield Street, Glasgow,

G2 5AL

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Lot 48, 6 Renfield Street, Glasgow,

G2 5AL

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Contacts

Acuitus

Mhairi Archibald
+44 (0)7718 899 341
Mhairi.archibald@acuitus.co.uk

Jon Skerry
+44 (0)20 7034 4863
+44 (0)7736 300 594
jon.skerry@acuitus.co.uk

Seller's Solicitors

Burness Paull LLP

Euan Fraser
+44 (0)131 573 0284
euane.fraser@burnesspaull.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
2024