

# FOR SALE BY ONLINE AUCTION

**Auction Date: Thursday 4<sup>th</sup>  
December at 2:30pm**

**NIA: 268.3 SQM (2,888 SQFT)**

**Modern Late Night Venue**

**Located In The Heart Of Glasgow  
City Centre**

**Currently Let to Jessieswg23 Ltd t/a  
BlueDog until 2047**

**Current passing rent of £75,000 per  
annum**

**Guide Price : £630,000  
(11.34% NIY)**



**CLICK HERE FOR LOCATION!**



**151 WEST GEORGE STREET, GLASGOW, G2 2JJ**

**CONTACT:**

**Adam Honeyman MA (Hons) MRICS  
Fraser McDonald BSc (Hons)**

**a.honeyman@shepherd.co.uk  
fraser.mcdonald@shepherd.co.uk**

**| 0141 331 2807 – 07720 466035  
| 0141 331 2807 – 07551 173132**

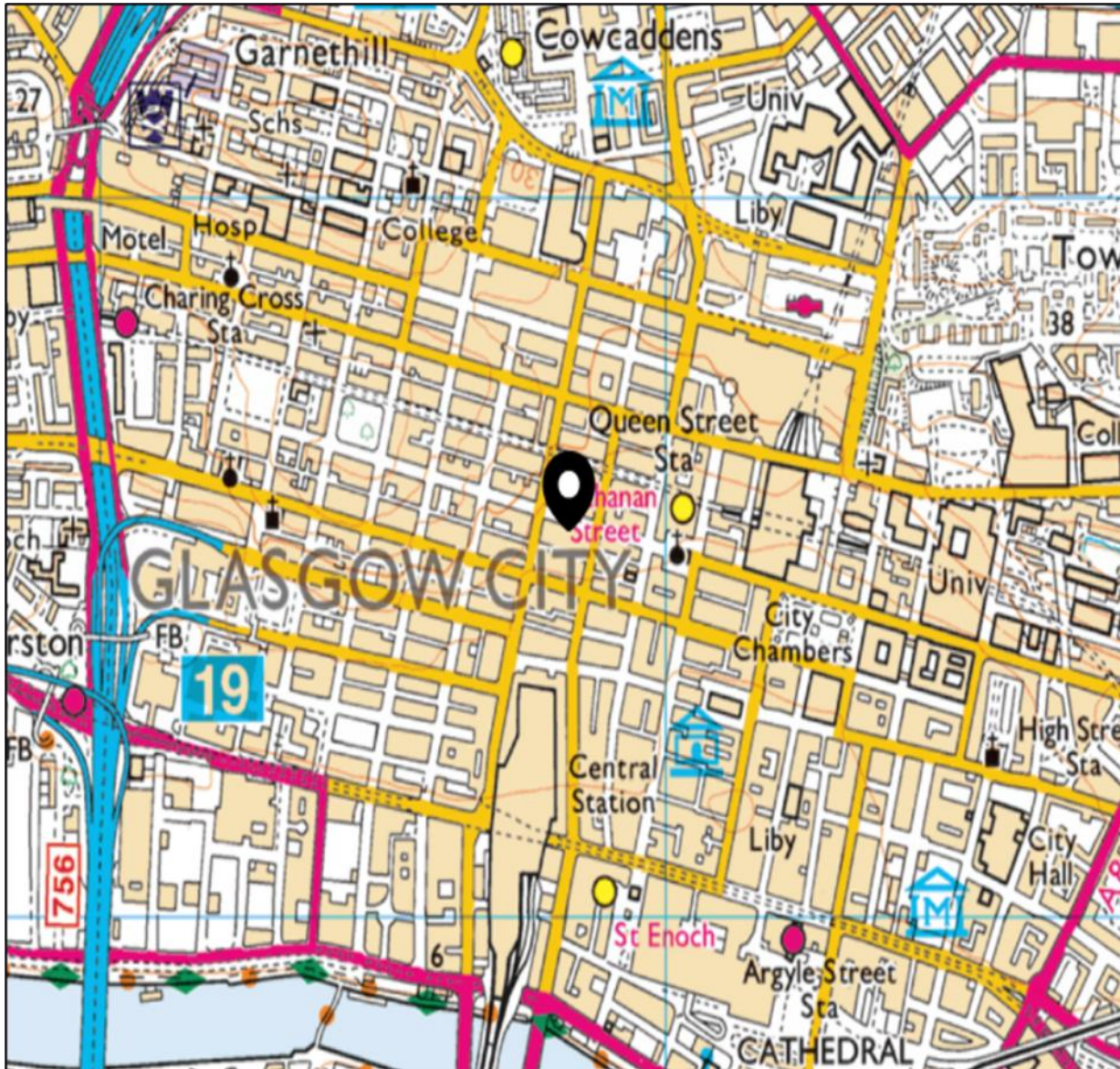






# Location

151 WEST GEORGE STREET, GLASGOW G2 2JJ



Glasgow is Scotland's largest city and the third largest city in the UK. Glasgow acts as the administrative capital of the west coast of Scotland, located on the shores of the River Clyde.

Glasgow benefits from excellent transport links, including two major train stations (Glasgow Central and Glasgow Queen Street), Glasgow International Airport and a comprehensive motorway network, which provides access to all of Scotland's major cities and the north of England.

More specifically, the subjects are situated on the south side of West George Street between Hope Street and Renfield Street. The surrounding area benefits from a blend of office-based and retail occupiers such as Wagamama, Stack & Still and Space Solutions Architectural Designer.



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# Description

151 WEST GEORGE STREET, GLASGOW G2 2JJ



The subjects comprise the ground floor and basement of a larger multi-storey building benefitting from dedicated pedestrian access via a glazed double-door off West George Street.

Internally, the subjects have incorporated the existing tenant fit out as a bar. The fit-out features an open plan trading area with a central bar, a combination of booth and loose seating arrangements and a performance stage. To the rear of the premises, there are ancillary spaces including staff facilities and W/C accommodation.

The basement level provides additional storage and operational space including a cellar area to support the bar's trading operations

## ACCOMMODATION

Accommodation	SQM	SQFT
Accommodation	268.3	2,888
<b>TOTAL</b>	<b>268.3</b>	<b>2,888</b>

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



## Auction Date

The auction will be held on Thursday 4<sup>th</sup> December at 2:30pm

## Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

## Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

## Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

## Guide Price

The property has a guide price of **£630,000** reflecting a NIY of **11.34%**

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

## Leasehold Information

Tenant: Jessiesgw23 Limited t/a BlueDog

Expiry: 13<sup>th</sup> June 2047

Passing Rent: £75,000 per annum, rent due to drop to £65,000 per annum from October 2028

Landlord Breaks: 4<sup>th</sup> February 2043

Rent Review: 1<sup>st</sup> October 2028, Rent reviews are five yearly on an upwards only basis.

## Buyer Fees

Details of the buyer fees associated with the property can be found on the individual property page

## Legal Pack

The legal pack is available to view online.

## VAT

See Legal Pack.

## Energy Performance Certificate

The property has an energy rating of a copy of the EPC is available upon request.

## Rateable Value

The subjects are currently entered into the Valuation Roll at a rateable value of £59,000. The rate poundage for 2025/2026 is 49.8p to the pound.

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



**Adam Honeyman**

[a.honeyman@shepherd.co.uk](mailto:a.honeyman@shepherd.co.uk)  
M: 07720 466035



**Fraser McDonald**

[Fraser.mcdonald@shepherd.co.uk](mailto:Fraser.mcdonald@shepherd.co.uk)  
M: 07551 173132

## Shepherd Chartered Surveyors

2<sup>nd</sup> Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF  
t: 0141 331 2807



The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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