

TO LET

Prime City Centre
Bar/Restaurant Opportunity

GIA:- 671.78 SQM (7,231 SQFT)

Modern Leisure Premises

Located on West Nile Street, In The
Heart of the City Centre

Fully Fitted Bar/Restaurant
Premises

Suitable For A Variety Of Uses
(Subject To Planning)

Rent:- OIEO: £185,000 per annum

Premium: – Offers Invited



[CLICK HERE FOR A VIRTUAL TOUR!](#)



Boundary Line for Indicative
Purposes Only

22-24 WEST NILE STREET, GLASGOW, G1 2PP

CONTACT:

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

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

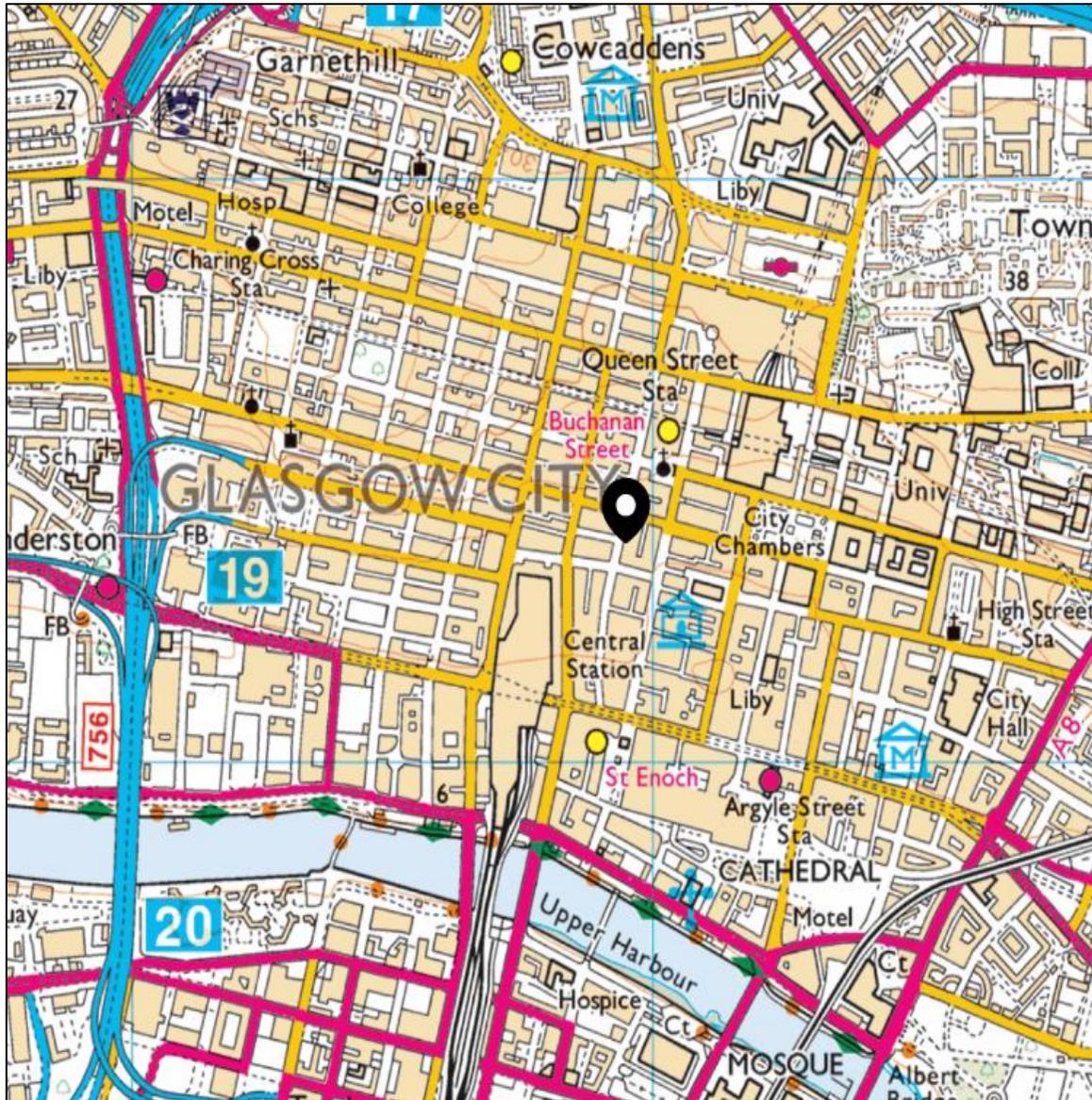
| 0141 331 2807 – 07720 466 035
| 0141 331 2807 – 07551 173 132





Location

22-24 WEST NILE STREET, GLASGOW, G1 2PP



The subjects are located in Glasgow, Scotland's largest city and 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). This is further enhanced by Glasgow International Airport and a comprehensive motorway network which provides access to all Scotland's major cities as well as the North of England.

The property occupies a prominent position on the southern side of West Nile Street, one of Glasgow's primary leisure destinations. Nearby occupiers include Las Iguanas, Gaucho, Sugo Pasta, Five Guys and Miller & Carter, reflecting the street's strong food and beverage offering. The surrounding area is also set to benefit from significant investment, with a £40 million scheme currently in planning for a new 19-storey purpose-built student accommodation (PBSA) development at 109 West Nile Street. This development is expected to increase footfall and further passing trade to the immediate area.



[CLICK HERE FOR LOCATION](#)



Description

22-24 WEST NILE STREET, GLASGOW, G1 2PP



The subjects consists of a large leisure premises spanning across ground and basement level, forming part of a larger 4 storey building with offices located on the upper floors. The premises benefits from an extensive glazed frontage along West Nile Street, benefitting from the high level of daily passing footfall.

Internally, the subjects currently consist of a high-quality fit-out as a licensed premises. The premises features an open plan sales area, benefitting from approximately 35 covers and a dedicated bar with customer toilets. A fully fitted kitchen, staff break area and further W/C provisions can be found at basement level. The premises is further complimented by external seating to the front and a secured bin storage area to the rear.

ACCOMMODATION

Accommodation	SQM	SQFT
Ground Floor	288	3,100
Basement	383.78	4,131
TOTAL	671.78	7,231

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



Floor Plan

22-24 WEST NILE STREET, GLASGOW, G1 2PP



Ground Floor



Basement



RENT

Our client is looking for offers in excess of £185,000 per annum on the basis of fully repairing and insuring lease terms.

PREMIUM

Offers Invited.

PLANNING

We understand that the property benefits from Class 3 Planning Consent. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming tenant to satisfy themselves in this respect.

VAT

Unless other stated, all figures quoted are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

RATEABLE VALUE

	Rateable Value	Rate Poundage
2025/26	£90,000	55.4p to the pound
2026/27	£110,000	53.5p to the pound

The subjects may be eligible for 100% rates relief under the Scottish Government's Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.



Get in Touch

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



Adam Honeyman

a.honeyman@shepherd.co.uk

M: 07720 466 035



Fraser McDonald

Fraser.mcdonald@shepherd.co.uk

M: 07551 173 132

Shepherd Chartered Surveyors

2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF

t: 0141 331 2807



ANTI MONEY LAUNDERING REGULATIONS

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.

shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (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 at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLISHED: March 2026.