

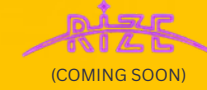
# Fitted Restaurant - To Let

Unit 1, 249-257 Sauchiehall Street, G2 3EW

SURROUNDING OCCUPIERS:



sprigg





## KEY POINTS:

- Located in the heart of Scotland's largest City which has a population of 600,000 and a total catchment of approximately 2 million.
- Located on the fastest improving section of Sauchiehall Street which has been transformed with the arrival of a number of catering/leisure brands including **Black Sheep Coffee, Taco Bell, Nando's, Heavenly Desserts** and **Rize Fitness / Roxy Ball Room** who are both opening soon.
- The area is fast becoming a new student hub, with the arrival of a new 619 bed student residence within the former M&S building on Sauchiehall Street.
- Fully fitted internally (with an external flue) and capable of a quick conversion for a new operator to open and trade.
- Occupying the ground floor of Glasgow's latest contemporary office development, Magwrx.

## ACCOMMODATION:

The property is in a fitted condition and includes a kitchen area and WC's. The approximate gross internal area is as follows:

Ground Floor: 2,109 sq ft      195.93 sq m

## TENURE

The property is available by way of a new lease.

## PLANNING PERMISSION

The property has a Class 3 (Restaurant) Planning Consent.

## RENT

Offers of £60,000 per annum exclusive are invited.

## BUSINESS RATES:

2026 Rateable Value: £39,750  
UBR 2026/27: £0.481  
Rates Payable: £19,120 pa\*

\*the rates payable may depend on your circumstances. Further information is available upon request.

## SERVICE CHARGE

The service charge for the current financial year is approximately £1,500 pa.

## LEGAL COSTS:

Each party is to be responsible for their own legal costs incurred in this transaction.

## EPC:

EPC Rating - C

## VIEWING & FURTHER INFORMATION:

Further information & viewing upon request. Viewing strictly by appointment with Savills.

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April 2026

