



CROW ROAD, BROOMHILL, GLASGOW, G11 7PZ

JONNY CLIFFORD WITH MCEWAN FRASER LEGAL IS DELIGHTED TO PRESENT AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE THE LEASEHOLD INTEREST IN WALNUT BAR & RESTAURANT, A HIGHLY REGARDED AND FULLY EQUIPPED BAR AND RESTAURANT OCCUPYING A PRIME TRADING POSITION IN THE AFFLUENT WEST END DISTRICT OF BROOMHILL, GLASGOW.

Walnut has built a fantastic reputation for its high-quality food and relaxed, contemporary atmosphere. The business is fully operational and presented in walk-in condition, offering an immediate opportunity for a discerning buyer to continue trading seamlessly, while also presenting significant scope for future growth and development.



Property Overview

The restaurant offers approximately 45 covers split between a stylish main dining area and a heated terrace, both finished to a high standard. The layout provides a warm and inviting environment that caters equally well to casual dining and more intimate evening service.

A well-appointed bar area complements the kitchen, fitted with modern service equipment, refrigeration, beer fonts, and an attractive back-bar display. The property also includes well-maintained customer toilets and ancillary storage areas.

The premises benefit from a full Premises Licence allowing the sale of alcohol, and a separate Shisha Licence covering the heated terrace, a rare and valuable asset that sets Walnut apart from other West End venues.



The fully equipped commercial kitchen includes:

- Gas Range
- Charcoal grill
- Full extraction system
- Stainless steel prep areas and refrigeration units

This setup is ideal for a variety of cuisines and trading concepts.

Future Potential

In addition to the existing layout, planning permission has been sought to deck the rear garden, creating a stunning external dining and social area. Once completed, this would be one of the only venues of its kind in Glasgow's West End — combining indoor dining, a heated terrace, shisha offering, and an expansive outdoor space.

This addition would dramatically increase capacity and further elevate the venue's already strong appeal, creating a unique, high-performing hospitality destination.





Opportunity

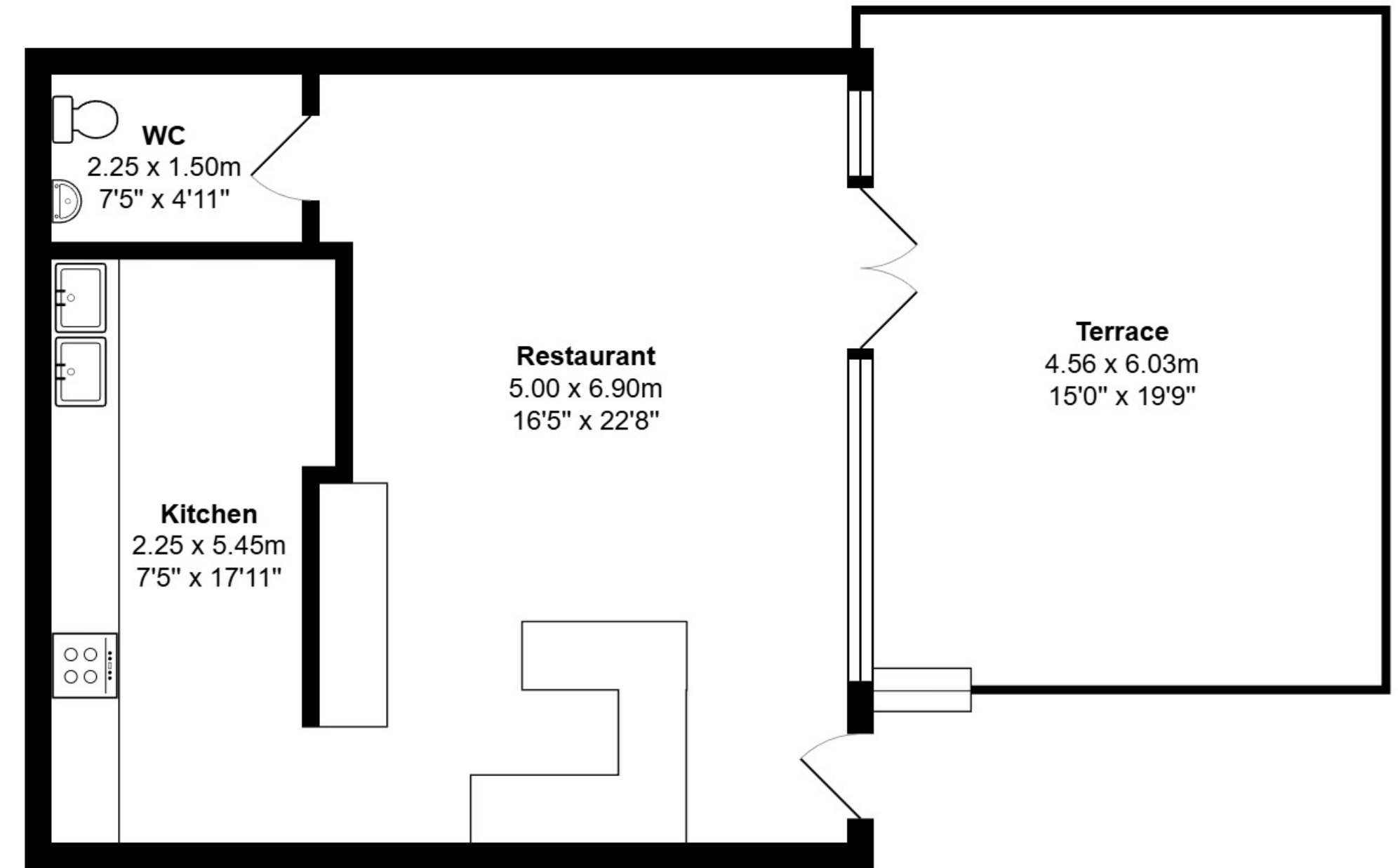
This is a turn-key business in every sense, fully fitted, licensed, and ready for immediate operation. For an experienced operator or ambitious newcomer, it offers the chance to take on a venue with an established reputation, loyal customer base, and a prime location.

With the additional potential of the planned rear decking area, Walnut Bar and Restaurant represents not just an excellent ongoing business, but a rare opportunity to create one of the most distinctive hospitality venues in Glasgow's West End.



Key Highlights

- 45 Covers (Main Restaurant & Heated Terrace)
- Planning permission sought for rear decking to create a unique outdoor space
- Full Premises Licence & Shisha Licence
- Fully Equipped Kitchen with Gas Range & Charcoal Grill
- Established Reputation with Loyal Local Following
- Prime Broomhill Location with Strong Footfall
- Turn-Key Opportunity with Exceptional Scope for Growth



BROOMHILL IS ONE OF GLASGOW'S MOST DESIRABLE AND WELL-ESTABLISHED WEST END NEIGHBOURHOODS, KNOWN FOR ITS VIBRANT COMMUNITY FEEL, AFFLUENT DEMOGRAPHICS, AND STRONG LOCAL TRADE. COMBINING LEAFY RESIDENTIAL STREETS WITH A THRIVING CAFÉ AND RESTAURANT SCENE, THE AREA ENJOYS YEAR-ROUND DEMAND FROM LOCALS AND VISITORS ALIKE.

Positioned between Hyndland, Partick, and Jordanhill, Broomhill benefits from a prime location that draws steady footfall from surrounding areas while maintaining a distinct village-like charm. Its bustling main thoroughfares, including Crow Road, Norby Road, and Clarence Drive, are lined with independent shops, boutique retailers, salons, and popular eateries, making it a sought-after location for both residents and businesses.

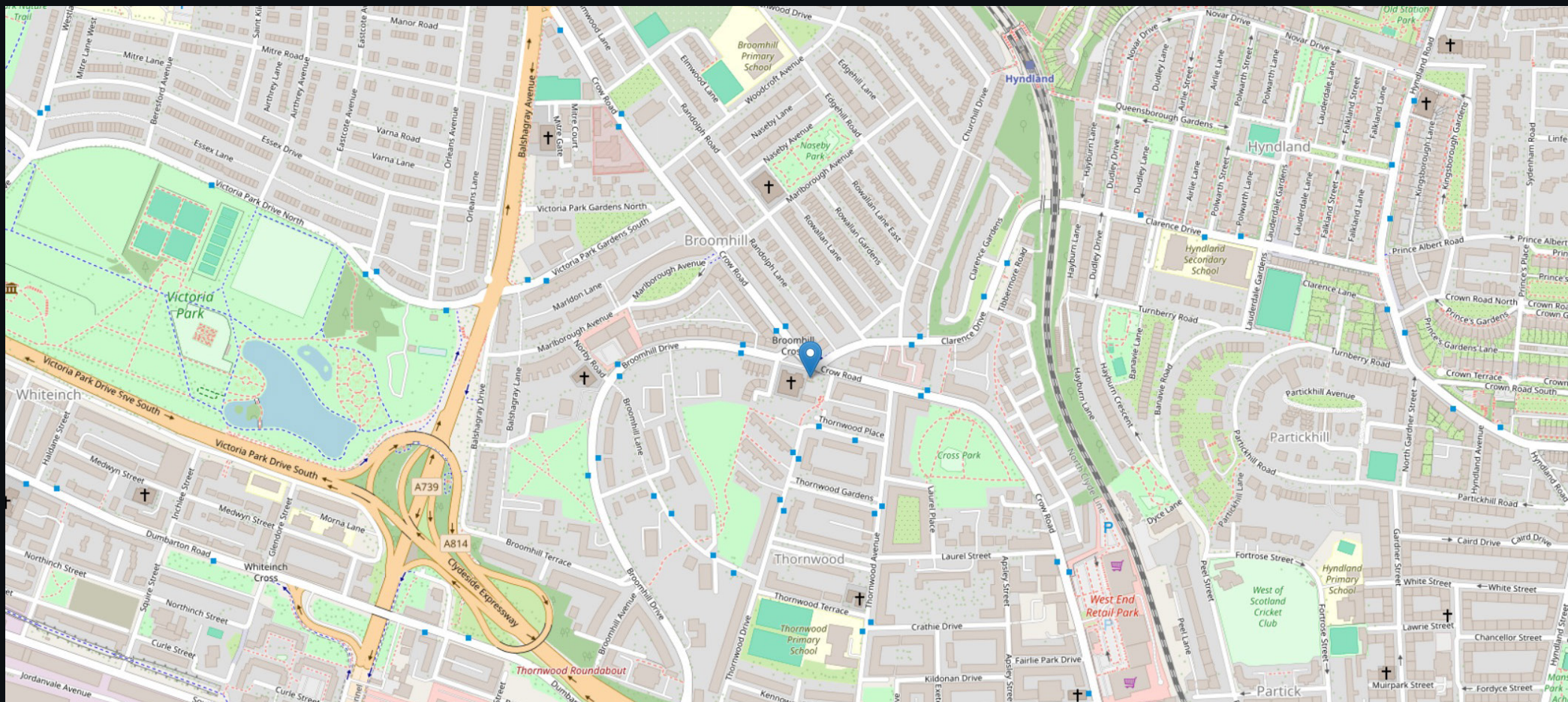
Broomhill's appeal lies in its balance of West End sophistication and community warmth. It attracts a mix of professionals, families, and long-term locals, providing a loyal customer base for hospitality and retail businesses.



The area also offers excellent transport links, with regular bus services, nearby Hyndland and Partick train stations, and easy access to the Clydeside Expressway and M8 motorway network, ensuring seamless connectivity across Glasgow and beyond.

With its high footfall, strong local economy, and close-knit community, Broomhill continues to be one of Glasgow's most attractive and reliable trading locations, a place where businesses can thrive and where customers return time and again.





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