



# THE ST ENOCH CENTRE

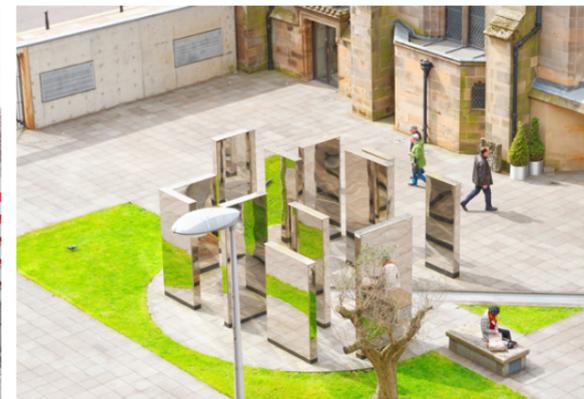
The St. Enoch Centre is a shopping mall located in the city centre of Glasgow, Scotland. The centre is located adjacent to St Enoch Square. The Architects were the GMW Architects. The construction, undertaken by Sir Robert McAlpine, began in 1986, and the building was opened to the public on 25 May 1989. It was officially opened by the then-Prime Minister Margaret Thatcher, in February of the following year.

Located on the site of the former St Enoch Station, the building is just off Glasgow's famous shopping thoroughfare, Argyle Street and overlooks the historic St. Enoch Square and the original Subway station building. The present St Enoch subway station is accessible by escalators.

Whilst the target of many architectural critics, the building is notable for its massive glass roof,

which makes it the largest glass-covered enclosed area in Europe. Not only does this substantially reduce heating and lighting loads, the mall area is lit entirely by natural daylight in summer, whilst the solar heat generated by the roof means that mechanical heating is only required for a week on average per year, it also earned the building its affectionate nickname "The Glasgow Greenhouse". The roof's steel framework was fabricated by the shipbuilders Scott Lithgow.

The glass-roofed element surrounds a seven-story car park, and when originally opened, an ice rink. This was closed in 1999 when a refurbishment programme (initiated to compete with the newer Buchanan Galleries), saw it being replaced by more shops and an enlarged restaurant area of which Mr Nicks Greek Kitchen forms part of.



# MR NICK'S GREEK KITCHEN

Mcewan Fraser Legal are delighted to be able to present to the market the unique opportunity to acquire Mr Nick's Greek Kitchen located within the prestigious St Enochs Shopping Centre in Glasgow. The unit has been fully kitted out to a very high centre specification and comes complete with all equipment as presented; there is also an additional 35m<sup>2</sup> storage locker located downstairs that houses five double-door fridges and freezers and is fitted with a sprinkler system. The current lease continues for another four years plus with the option to continue already facilitated within the current lease set up.

This well-established Greek style bistro was originally set up as an extension of its other branch in Edinburgh, however, due to an unforeseen family situation, the current owner is looking for a complete re assignment. In the short time, they have been located in the centre they have gained a reputable customer base for excellent food during this time.

Albeit the unit is currently trading as a Greek-style bistro this could very easily be changed to another type of food with the exception of burgers given its very close proximity to Burger King and McDonald's this would be in breach of the terms and conditions of the current lease.

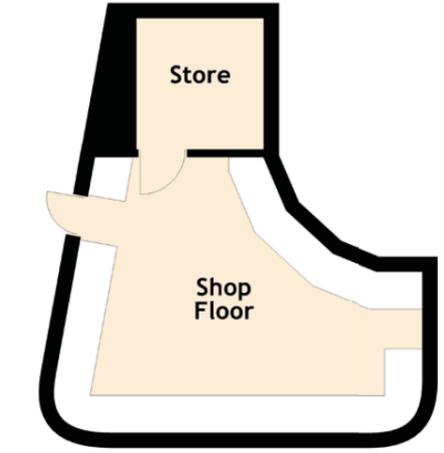
A full copy of the lease will be made available to any interested parties following a formal viewing and N.O.I from your solicitor.





# SPECIFICATIONS

## FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Shop Floor	5.20m (17'1") x 3.70m (12'2")
Store	1.70m (5'7") x 1.70m (5'7")

Extras (Included in the sale): Presented as a Leasehold turnkey operation for the new owner, complete with all equipment including fire suppression system with the exception of a few items that will be discussed at formal offer.

Tenure: Leasehold.



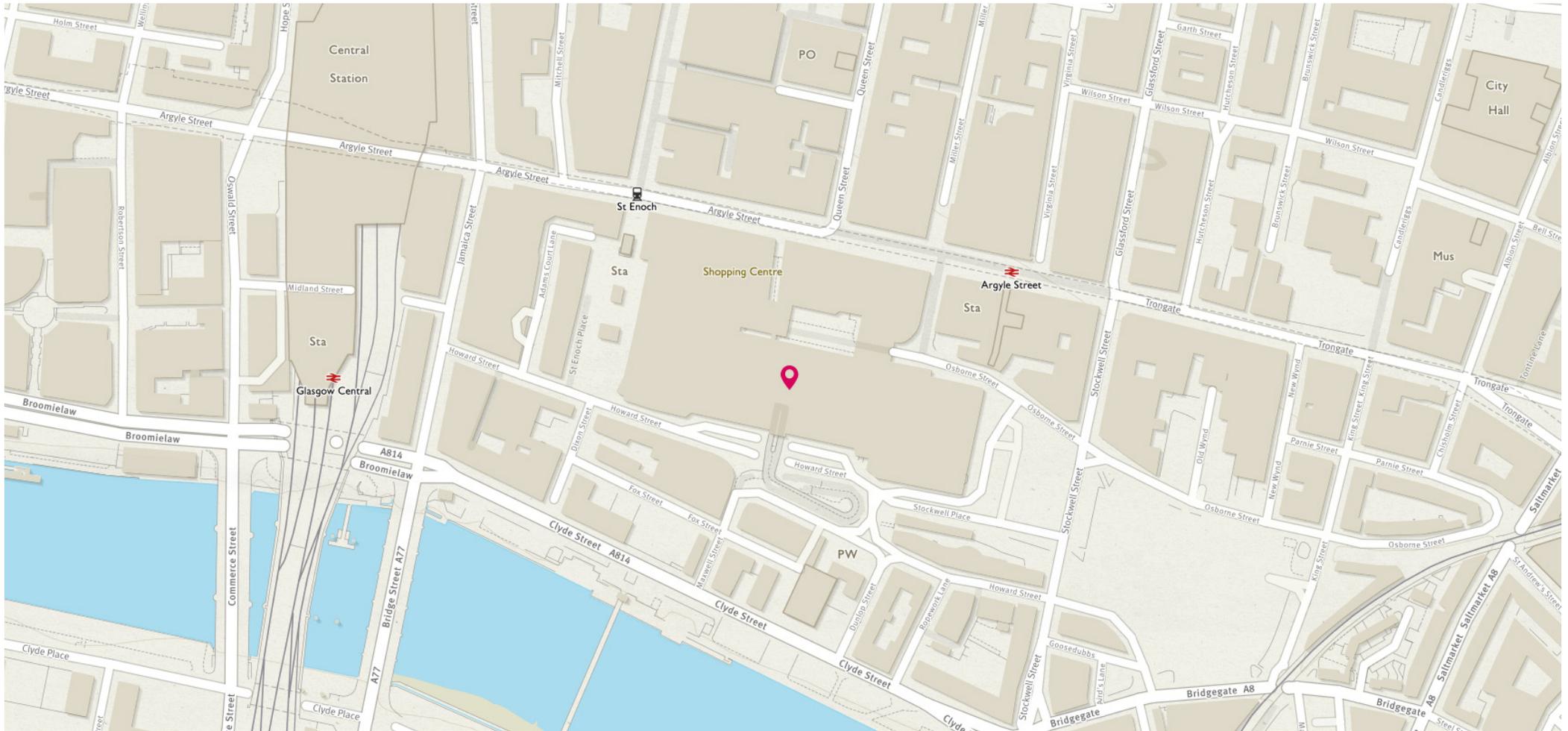


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