

# Amber Regent

50 WEST REGENT STREET, GLASGOW, G2 2RA

  
**McEwan Fraser Legal**  
Solicitors & Estate Agents

# Amber Regent

Amber Regent, a family-owned restaurant, established in 1988! Culinary specialists in Cantonese cuisine, Amber Regent is widely renowned for using the best quality seafood and shellfish on the market. Combining Scottish produce with classic Chinese flavours to create mouthwatering dishes that keep people coming back time and again. The owners are selling due to retirement and having built up a fantastic customer base over the years, feel it is now the right time for someone else to continue the journey or change the use of the restaurant.

Amber Regent is formed over two floors, the ground floor and lower ground of a multi-storey city centre traditional building. The restaurant has a welcoming entrance on the popular city centre location, West Regent Street and after that an impressive reception area.

The bar, with a small seating area, is flooded with natural light from a window facing onto West Regent Street. Many of the restaurant's regulars unwind in this area after their meal. The main restaurant is pleasantly positioned to the rear of the building and offers seating for up to 76 people. The restaurant has undergone some renovations over the last few years and is complemented with crisp and contemporary styling, mostly in Chinese design and boasts high ceilings and traditional features. There is a mix of loose tables and chairs, as well as fixed-back seating in this zone. The private dining room, positioned to the front of the building is popular for hosting private functions and events and has seating for 29 people.

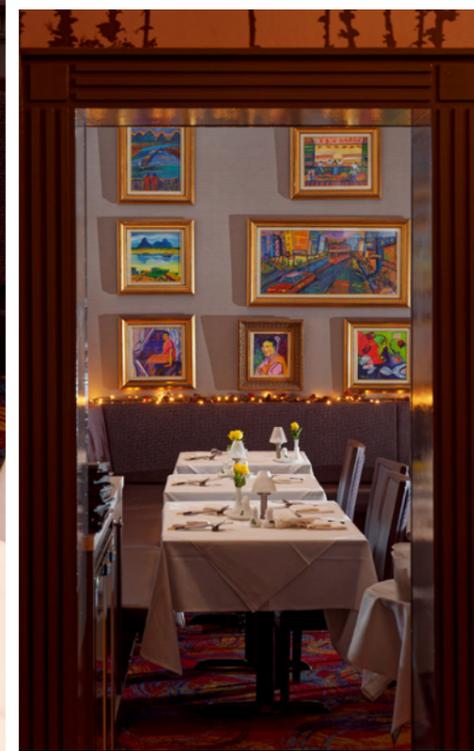
A bonus is the fully fitted commercial kitchen and various stores. The ladies' and gentlemen's customer toilets are also situated on the lower ground floor.



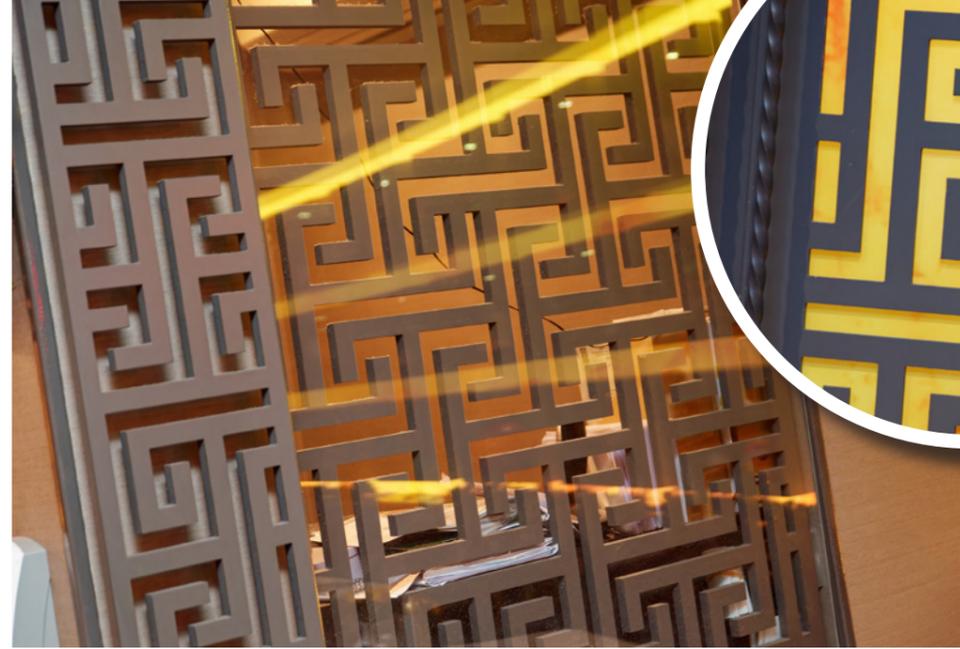
“ Many of the restaurant's regulars unwind in this area after their meal ”



THE RESTAURANT

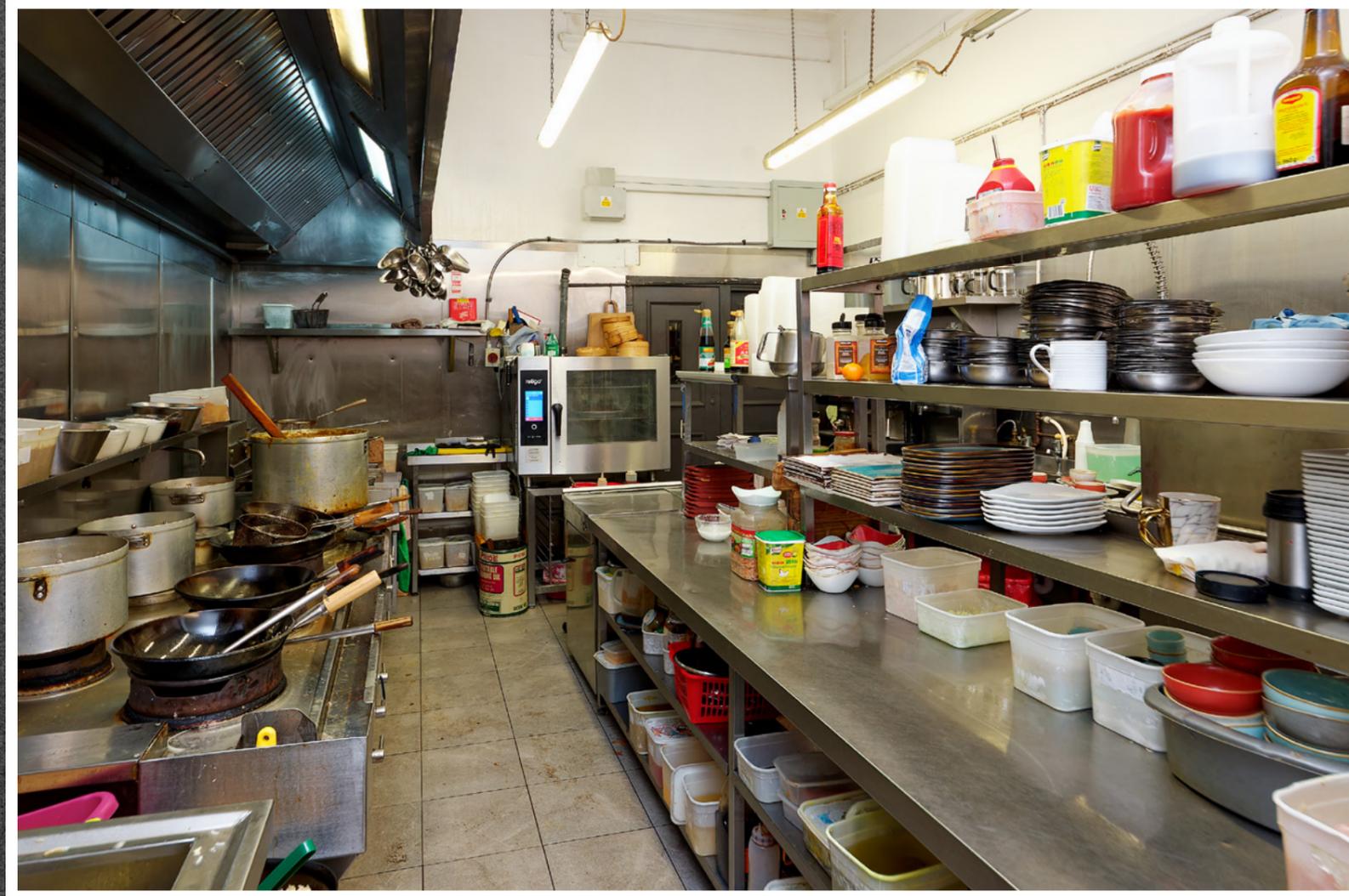


THE RESTAURANT





THE KITCHEN & WC





# THE FLOOR PLAN



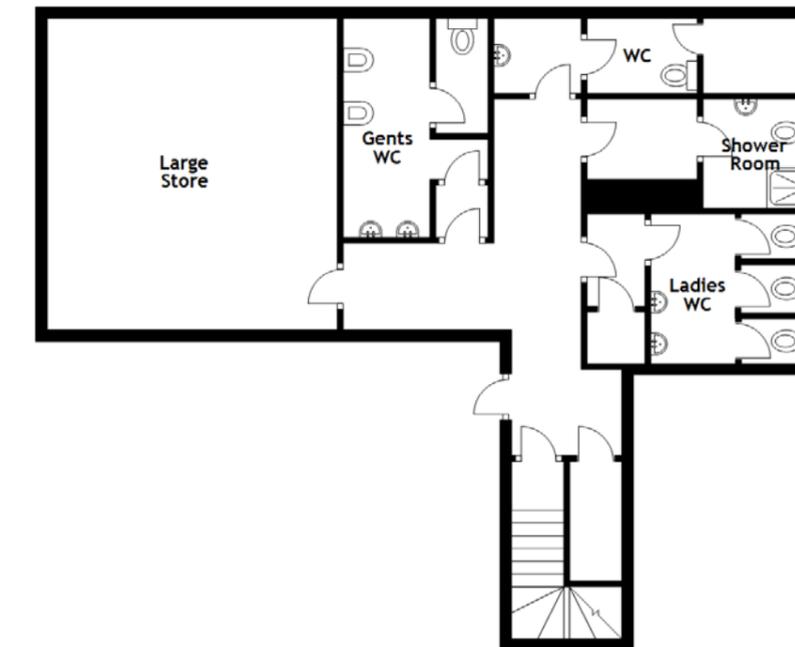
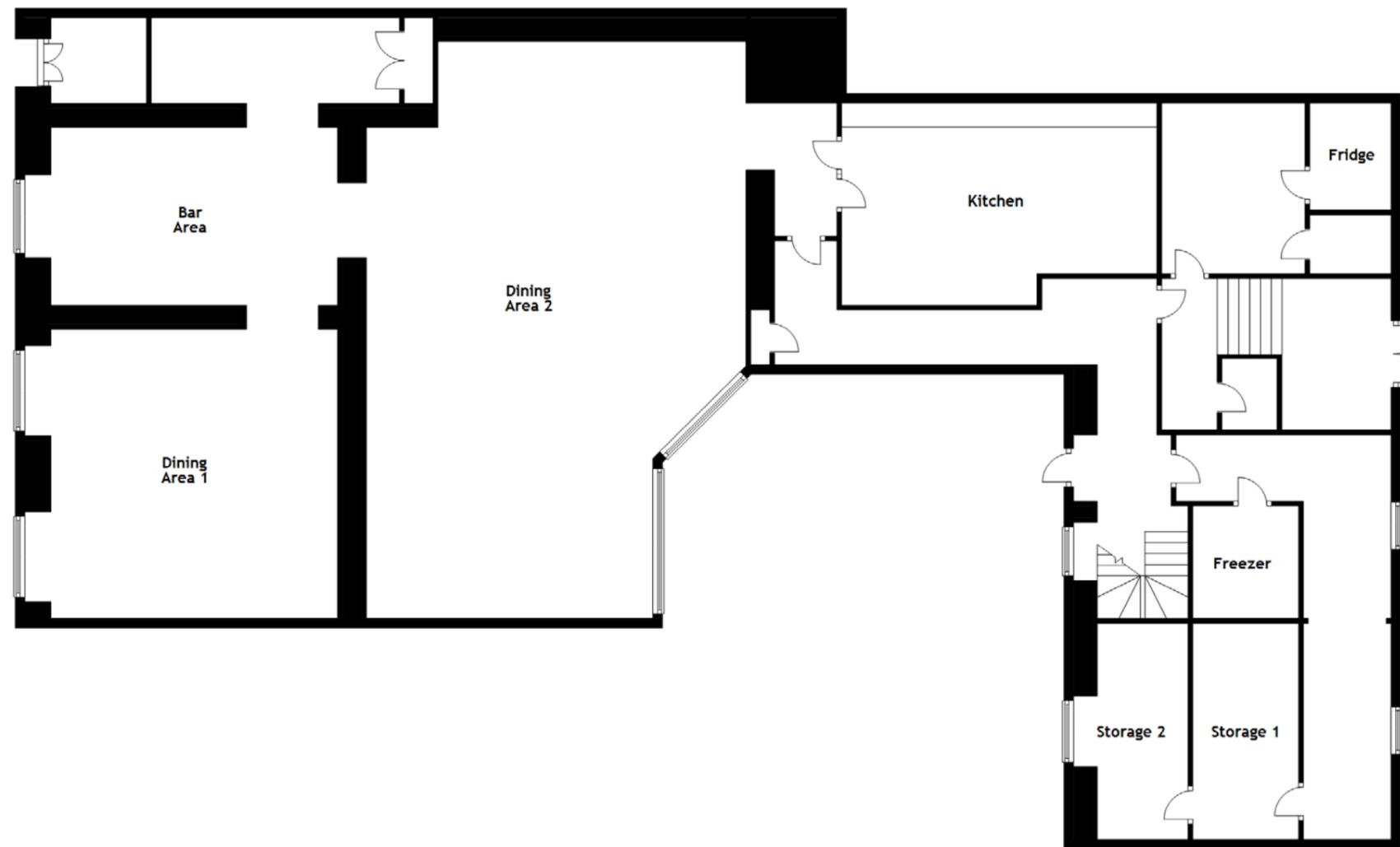
## Approximate Dimensions (Taken from the widest point)

Dining Area 1	6.10m (20') x 6.00m (19'8")
Bar Area	6.00m (19'8") x 3.65m (12')
Dining Area 2	11.55m (37'11") x 7.95m (26'1")
Kitchen	6.60m (21'8") x 4.26m (14')
Storage 1	4.25m (13'11") x 2.20m (7'3")
Storage 2	4.25m (13'11") x 2.40m (7'10")
Large Store	5.40m (17'9") x 5.00m (16'5")
Ladies WC	2.70m (8'10") x 2.60m (8'6")
Gents WC	3.80m (12'5") x 2.50m (8'2")
WC	3.50m (11'6") x 1.30m (4'3")
Shower Room	1.89m (6'2") x 1.80m (5'11")

**Extras (Included in the sale):** Sold as seen with all furniture and appliances.

This is a fantastic opportunity to acquire a Glasgow institution. We understand that the property is connected to all mains water, gas, electricity and drainage. The premises licence will be transferred to the new owner.

Pre-pandemic, the business was generating sales in the region of £1,100,000 net of VAT. We understand that revenues have now increased to a level similar to those achieved pre-pandemic.



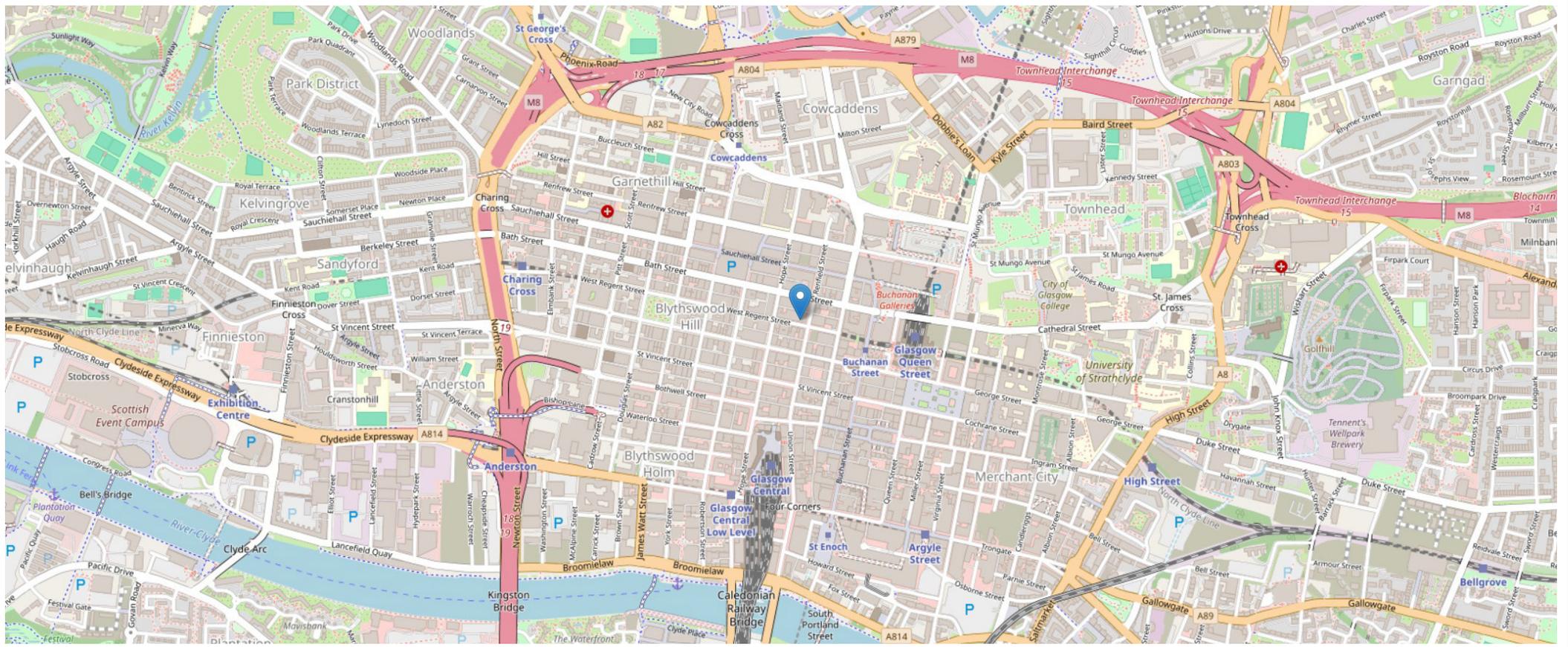
# Amber Regent

Amber Regent is ideally located in the core residential district of Glasgow city centre and, upon visiting the area, its appeal is immediately evident, offering residents the perfect mix of facilities for commerce, retail and nightlife. Its location within the heart of the city centre places it right next to the best retail district of Glasgow, the premier retail location within the UK outwith London. Glasgow city centre itself is the prime location for some of Scotland's leading style bars and restaurants.

Transport links are on the doorstep via bus and by rail from both Glasgow Central and Glasgow Queen Street Station, with direct bus links to both Glasgow and Edinburgh airports and Glasgow's International Financial Services District within a few minutes' walk.

Glasgow has its underground network offering commuter access to parts of the south side, city centre and west end. Glasgow's M8 motorway network offers commuter access to Stirling and Edinburgh city centres, as well as Glasgow's International Airport and beyond.





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