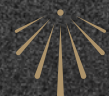




THE FLOOR PLAN



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.

