



101 Bothwell Street | Glasgow | G2 7JZ

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**Fixed Price £29,950 Leasehold**

A prime restaurant space on Bothwell Street in Glasgow's City Centre, formerly home to Wolf Italian Street Food, is available for lease, offering 192 square meters of fully equipped dining and kitchen areas. This high-visibility location benefits from excellent transport links, substantial foot traffic, and proximity to major companies like PwC and JPMorgan Chase. The restaurant, which previously catered to professionals with weekly sales of £3,000 to £5,000, features diverse seating options, a versatile expansion room, and operated from 8:00 AM to 3:00 PM without an alcohol license. This presents a unique opportunity for culinary entrepreneurs to tap into a dynamic market and expand their business in a bustling area.









Approximate total area<sup>(1)</sup>  
192.08 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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This prime restaurant space, formerly home to Wolf Italian Street Food, is now available for lease in the bustling heart of Glasgow's City Centre. Situated on Bothwell Street, this location is ideal for attracting both local residents and tourists, with excellent connectivity to major transport links, including the M8 motorway, subway, and bus routes.

#### Key Features:

**Size:** The property spans a total area of 192 square meters, with a main dining area of approximately 95 square meters.

**Equipment:** The restaurant is fully equipped with hot and cold counters, fridges, a service area, ovens, and drink fridges, complemented by a large, fully equipped kitchen designed for high-volume operations.

**Seating Options:** The dining area includes a variety of seating options, such as bar-style seating and traditional tables and chairs, catering to diverse customer preferences.

**Visibility and Accessibility:** With substantial street frontage, the restaurant enjoys high visibility and attracts significant foot traffic, especially from nearby office workers.

**Potential for Expansion:** A large, versatile room offers a blank canvas for expanding operations or creating a unique dining experience.

#### Business Potential:

**High Foot Traffic:** Located in a hub for major companies, including PwC and JPMorgan Chase, the area experiences high foot traffic from office workers, providing a steady stream of potential customers.

**Dynamic Environment:** The lively environment of Glasgow's City Centre, combined with a population of over 635,100, creates a



**CCL Property**

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.