

# CCL



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.

- Prime city centre location
- Exceptionally well equipped
- Leasehold - new lease to be negotiated
- Substantial street frontage
- Flexible layout
- High volumes passing trade



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101 Bothwell Street | Glasgow | G2 7JZ

£80,000 Leasehold

### Situation

Wolf Italian Street Food, located at 101 Bothwell Street in Glasgow, enjoys a prime position in the bustling City Centre. This vibrant area is ideal for attracting both locals and tourists, thanks to its superb connectivity to key transport links such as the M8 motorway, subway, and bus routes. The restaurant benefits from the high foot traffic generated by nearby office workers, as Bothwell Street is a hub for major companies, including financial services and other corporate entities. The street has seen significant office space uptake, with major firms like PwC and JPMorgan Chase establishing a presence nearby, which further increases the potential customer base for Wolf. The lively environment of Glasgow's City Centre, combined with a population of over 635,100, creates a dynamic setting perfect for business, making Wolf a convenient and appealing choice for passing trade and office workers looking for a quick and delicious meal option.

### The Business

Wolf Restaurant, located at 101 Bothwell Street in Glasgow, was a vibrant Italian street food franchise that catered primarily to professionals in the city's bustling financial and services districts. Known for its fresh, customizable menu, Wolf offered a variety of Italian-inspired dishes, including pasta, pizza, and salads, available for both dine-in and takeaway. The restaurant operated from 8:00 AM to 3:00 PM, targeting the busy workday crowd, and achieved weekly sales between £3,000 and £5,000 before ceasing operations due to changes in the owner's personal circumstances. Although the restaurant did not have an alcohol license, it capitalized on its strategic location amidst numerous offices and businesses, making it a convenient choice for workers seeking a quick, flavourful meal. Additionally, the premises include a large, underutilized area that could be developed for additional seating, offering potential for increased capacity and revenue. Despite its closure, the restaurant's concept and location present a promising opportunity for prospective operators looking to tap into the vibrant local market.

### Property

This prime restaurant space offers an exceptional opportunity for culinary entrepreneurs in a bustling and highly visible location. Spanning a total area of 192 square meters, the property features a main dining area of approximately 95 square meters, providing ample room for patrons. The restaurant is exceptionally well-equipped, boasting hot and cold counters, fridges, a service area, ovens, and drink fridges, all complemented by a large, fully equipped kitchen designed for high-volume operations. The dining area includes a variety of seating options, such as bar-style seating and traditional tables and chairs, catering to diverse customer preferences. With substantial street frontage, the restaurant enjoys high visibility, attracting significant foot traffic. Additionally, a large, versatile room offers a blank canvas for expanding operations or creating a unique dining experience. The property also includes a single WC for customer convenience and a rear fire exit that provides access to the bin storage area, ensuring efficient waste management. This space presents a rare opportunity to establish or expand a culinary venture, offering the perfect blend of location, equipment, and potential for growth.

### External

The property benefits from large windows and substantial street frontage with main door opening on to the pavement on Bothwell Street. At the rear there is access to a communal service area.



### CCL Property

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