



FORMER WOLF ITALIAN STREET FOOD

101 BOTHWELL STREET • GLASGOW • G2 7JZ

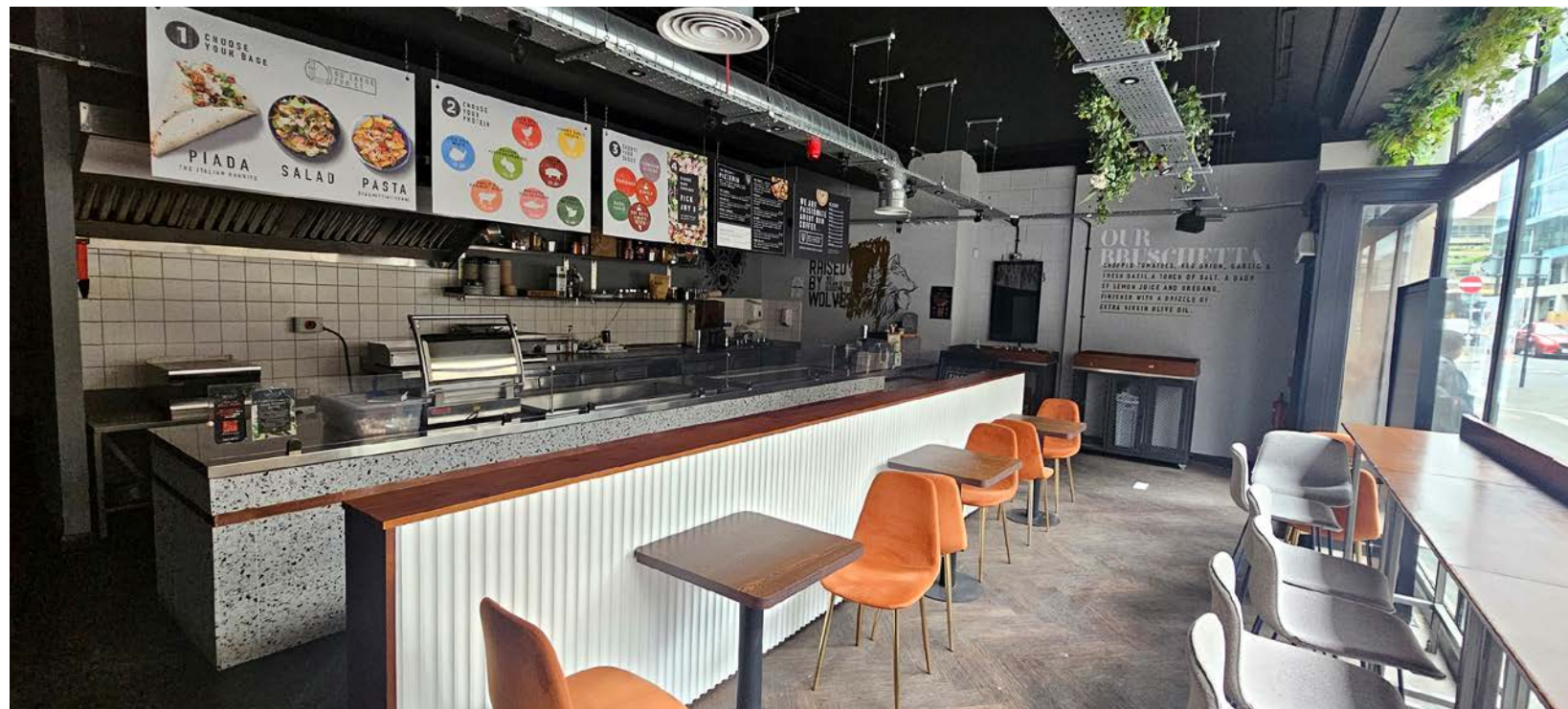
Smith &
Cough
BUSINESS ASSOCIATES

FORMER WOLF ITALIAN STREET FOOD

- Fantastic Café/Sandwich shop/Takeaway/Restaurant Opportunity
- Prominent City Centre trading position. Close to Glasgow Central Station
- Within the heart of Glasgow's Financial District
- Completely refurbished in 2021. Circa £200k spend
- Designed & fitted to a high standard
- Currently only utilizing approx. 50% of the space. Potential to expand
- Total area approx. 225 SqM (2,419 SqFt)
- EPC rating pending

Leasehold

Offers over £40,000



LOCATION

The subjects benefit from a highly prominent trading position on the south side of Bothwell Street, between the junctions with Blythswood Street and West Campbell Street, in the heart of Glasgow City Centre.

The subjects are situated within Glasgow's thriving and bustling Financial District and therefore benefit from high levels of surrounding office workers, footfall and passing traffic. There are a number of substantial office developments in the immediate vicinity and surrounding occupiers include the likes of JP Morgan, Esure, BT and NFU Mutual to name a few.

There are also a number of hotels, bars and restaurants in close proximity ensuring the area is a hive of activity throughout the day and evening.

Glasgow is located in the West of Scotland, 40 miles west of Edinburgh. It is the 4th largest city in the UK and the largest in Scotland, with a population of circa 600,000, however there are around 1.2 million people in the Greater Glasgow urban area.

Glasgow attracts high levels of tourism each year, with a huge number of attractions and amenities including the Kelvingrove Museum & Art Gallery, The Riverside Museum, The Botanic Gardens and Glasgow Science Centre to name a few. The city is a cultural hub, with a number of theatres and concert venues including the Hydro, which regularly plays host to many of the biggest concerts and live shows.

THE PROPERTY

The subjects comprise part ground floor of this stunning, 8-storey, Grade B Listed building, which forms part of the Scottish Legal Life Assurance Society building which is easily recognised with the large gold clocks that hang at each side of the property.

DESCRIPTION

The subjects are accessed directly from Bothwell Street via a doorway positioned to the right-hand side of the large full display frontage with prominent signage above.

The subjects were extensively refurbished by our clients before opening in 2021, with a total spend in excess of £200k which included putting in a new extraction system, and the place has been designed and fitted to an exacting standard.

The premises were trading as an Italian Street Food Café/Takeaway and have been fitted out accordingly. There is seating at the front of the premises for approximately 20 customers by way of stylish loose tables & chairs and high stools at the window table. There is a chilled display cabinet in the front shop for customer self-service.

A large, stylish counter/server runs the full width of the premises and incorporates both hot and cold counters. To the rear of the counter there is a range of high-end catering equipment including panini grill, griddle pan, double fryer, induction hobs, fresh orange juice machine, as well as stainless steel prep surfaces, sinks and undercounter refrigeration.

ANCILLARY AREAS

The subjects benefit from a back kitchen/prep/dishwash area which is home to a range of further equipment including double stainless steel upright freezer, upright stainless-steel fridge, commercial slicer, mixer & wrapping machines, stainless steel prep surfaces with undercounter refrigeration, and sinks and dishwash area.

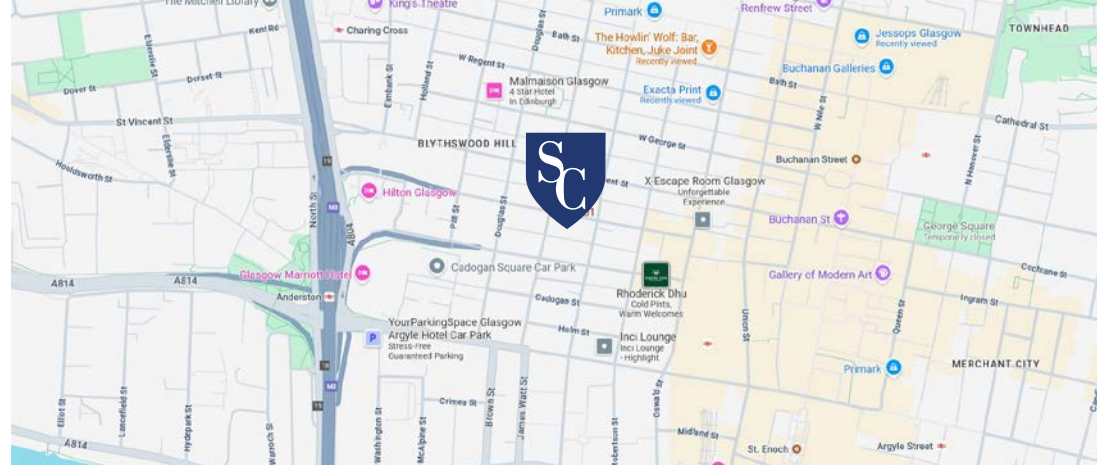
There is also a customer toilet, office, as well as a bin store.

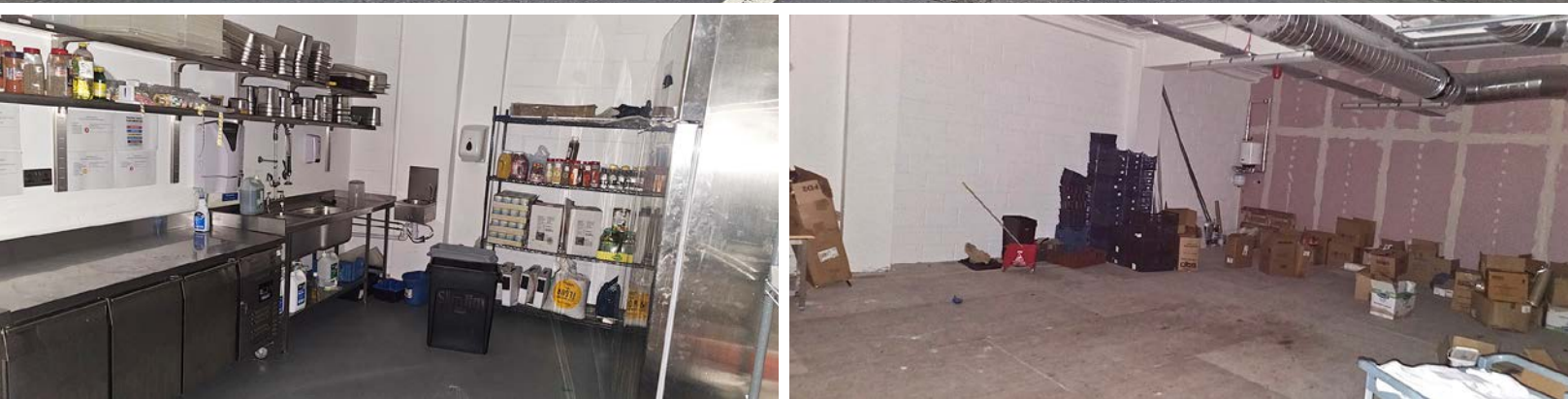
SCOPE FOR DEVELOPMENT

The premises currently only utilize approximately half of the space and there is a large room to the rear which is currently just being used for storage, which offers huge growth potential to create a much larger premises, i.e. to create a larger café/restaurant etc, or alternatively for a separate use, i.e. private event space, dark kitchen etc.

SIZE

We understand that the premises have a gross internal area of approximately 225 SqM (2,419 SqFt)





FIXTURES & FITTINGS

We have been advised that all trade fixtures and fittings are owned outright and are free from any hire purchase or lease agreements.

RATES

The subjects are entered into the current valuation roll as having a rateable value of £44,500.

TENURE

The subjects are currently held on an original 10-year lease from October 2020, expiring on 25th October 2035, with a current passing rental of £38,000 per annum.

EPC

A copy of the Energy Performance Certificate is available on request. The rating is pending.

AML

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.



VIEWING & FURTHER INFORMATION

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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change without our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

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