

## PUB RESTAURANT FOR SALE AT ENTRANCE TO XSITE (XSCAPE) BRAEHEAD, SCOTLAND



### PROJECTIONIST, KING'S INCH ROAD, RENFREW G51 4BN

- Prime location at entrance to Scotland's most unique leisure destination
- 7,000 sq. ft over ground and first floors – 198 internal covers 32 external
- Strong line of up leisure operators
- Fitted out to high standard – high footfall – high ceilings
- Leasehold expiring 2034 passing rent £129k pa

### LEASEHOLD INTEREST AND TRADE CONTENTS – OFFERS INVITED

**SUBJECT TO CONTRACT** - Sole Selling Agent

COUNL492

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### Location

Renfrew is on the south bank of the River Clyde, approximately two miles west of Glasgow.

Braehead Shopping Centre is one of Scotland's largest and most dominant retail destinations comprising 1.136 million sq ft with 125 shops, 6500 free parking spaces and drawing from a 2.4million population within 45 minutes.

Xsite (formerly known as Xscape) Braehead, is a leisure extension to the Braehead Shopping Centre, opening around 2006 and is one of Scotland's most unique entertainment destinations. The centre includes Imax Odeon cinema (12 screens), Paradise Island Golf and Tenpin.

Xsite has many restaurants including; Nando's, TGI Friday's, Five Guys, Pizza Express, Frankie & Benny's, KFC, McDonald's, Tony Macaroni and many more.

The Projectionist is prominently located at the entrance to Xsite and benefits from high levels of footfall.

<https://gridbraehead.com/plan-my-visit/>

[Link to Street View](#)

### Description

Modern bar restaurant forming part of the ground floor and first floors of the leisure centre.

Ground floor: external entrance and separate covered entrance from the leisure centre. Provides circa 198 internal covers and 32 external covers. Large bar, large trade kitchen, wheelchair friendly WC. Rear service access.

First floor: male / female customer toilets, staff changing / WCs, office, cellar and ancillary areas.

The Projectionist is prominently located at the entrance to Xsite and benefits from high levels of footfall.

<https://www.hungryhorse.co.uk/pubs/lanarkshire/projectionist>

### Floor Areas (approximate GIA not measured and deduced from plans)

Ground	5,000 sq ft
First Floor	<u>2,000 sq ft</u>
Total	7,000 sq ft

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

### Services

The property is believed to be connected to all mains services.

### Licensing

Permitted to sell alcohol 11am until midnight Sunday to Thursday; 11am until 1am Friday and Saturday.

### Planning

The property is not listed and not in a conservation area.

### Rating Assessment

Listed as a public house and premises with an RV of £60,000 w.e.f. from April 2026.

**EPC** - Rating B. Available on request.

## Tenure

Leasehold, lease expiry 28/4/2034 passing rent £128.991 per annum subject to review April 2029. Tenant break 2024 (lapsed). A service charge will be payable.

User: family restaurant with an ancillary licensed bar within Class 3 of the TCP (Scotland) Use Classes Order 1997. Not to use for ground beef based fast food products or as a Chinese Buffet.

## Exclusions

The Hungry Horse brand name and anything uniquely associated there with, tills, computers, leased equipment, stock, smallwares and personal effects of the staff.

## Money Laundering

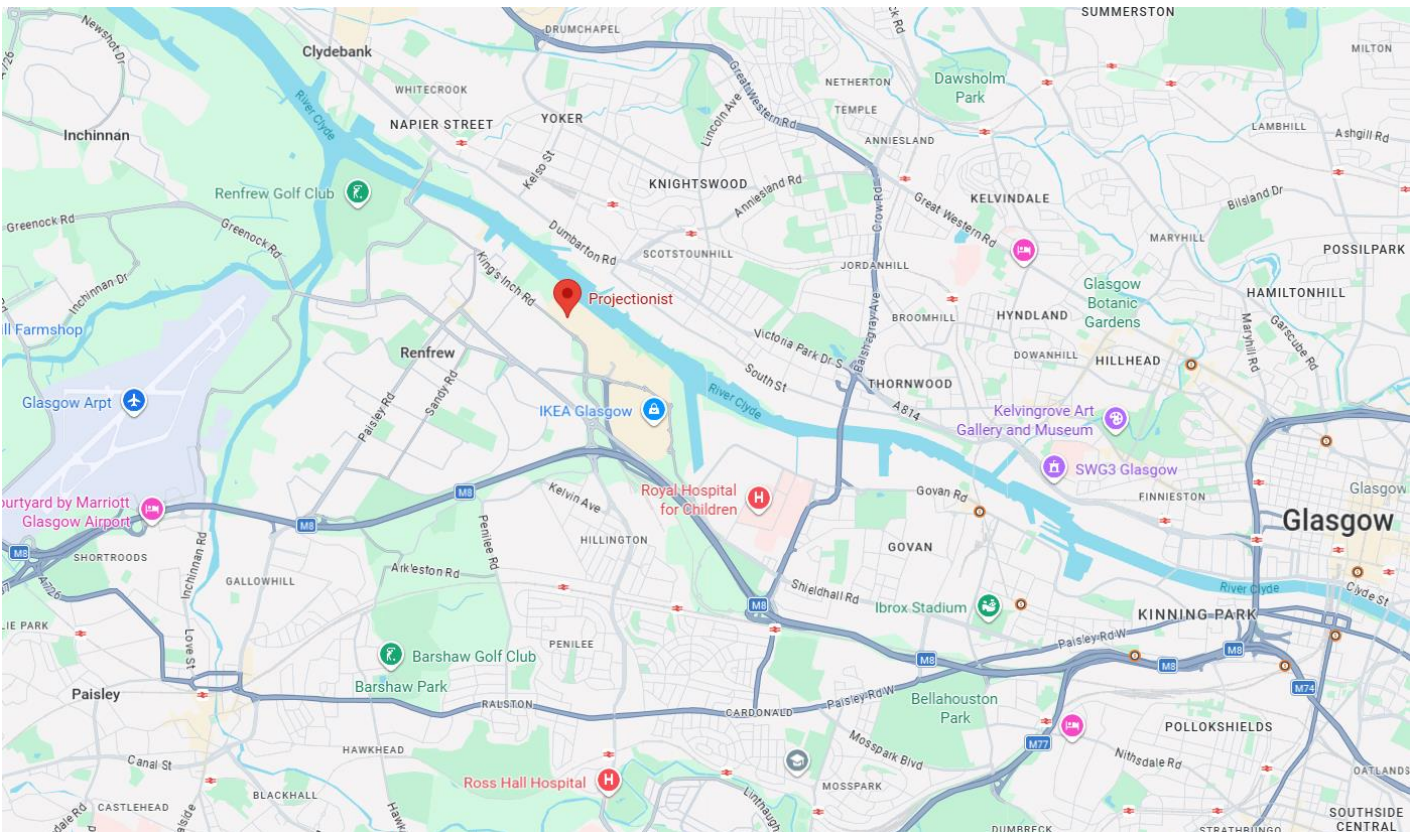
Money laundering regulations require us to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence. For a company, any person owning more than 25% must provide the same.

## Further Information & Viewings

For further information or to organise a viewing, please contact Richard Negus on Tel: 07850 642808 or Email: [richard.negus@agg.uk.com](mailto:richard.negus@agg.uk.com)

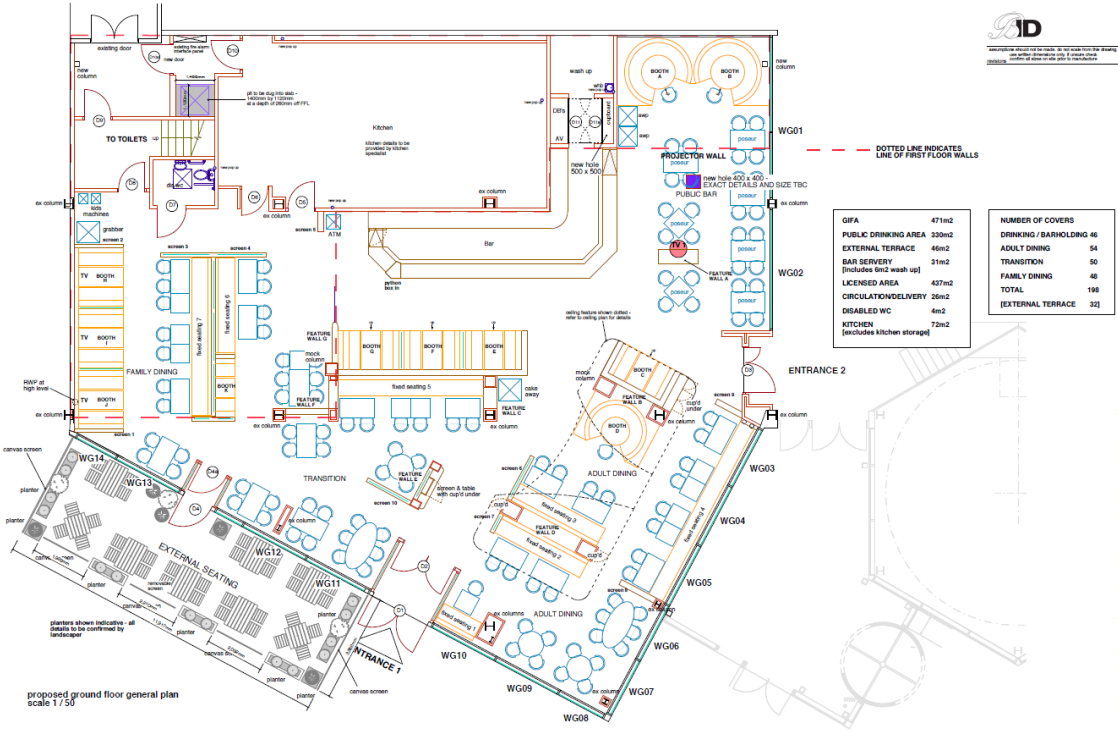
## Location Plan

[Link to Location Map](#)

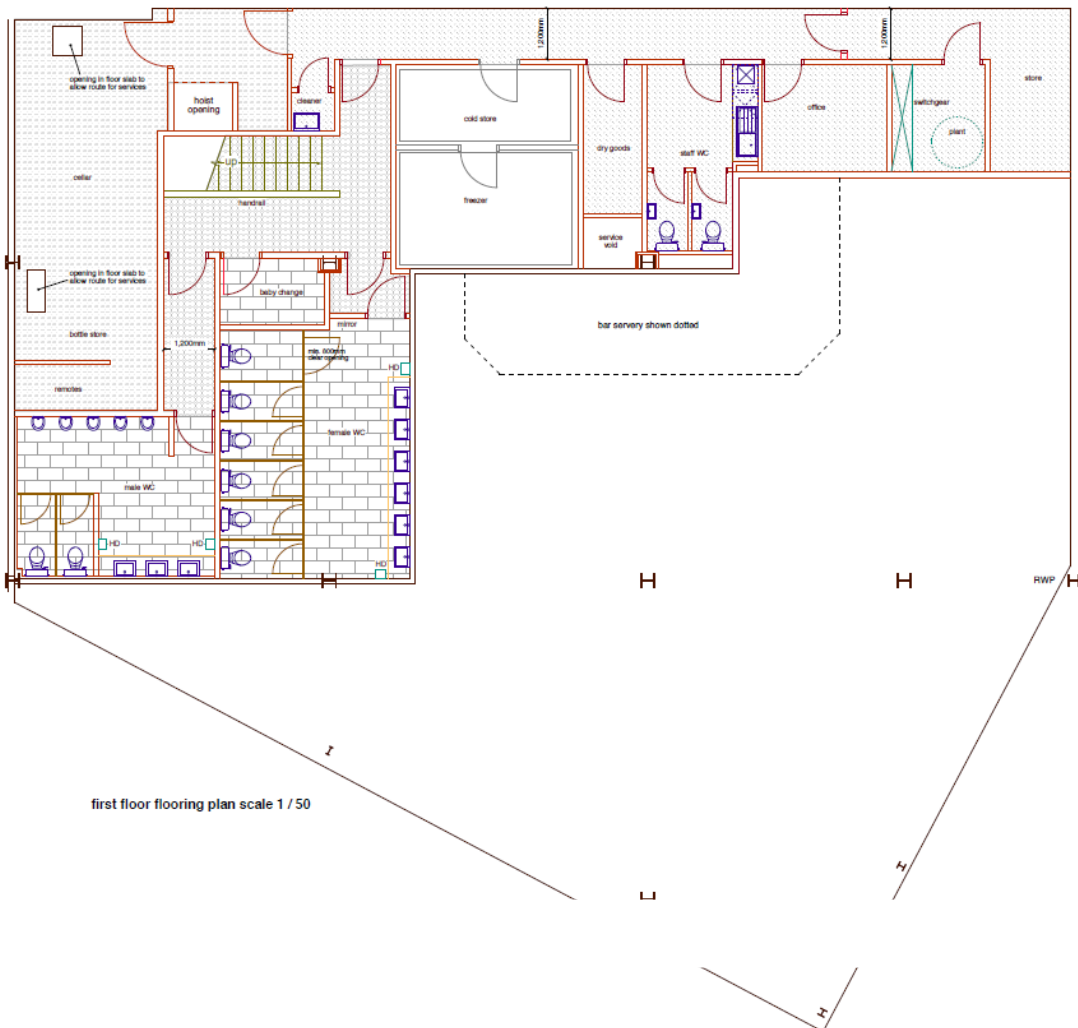


Google Maps. Not to scale - Provided for indicative purposes.

## Ground Floor Plan



## First Floor Plan



## Internal Photo

