

# FOR SALE

## THE KRAKEN

952 Govan Road | Glasgow | G51 3AJ



**Offers Over £195,000 plus VAT.**

- Situated on busy Govan Road, within densely populated area.
- Easily managed single bar operation.
- Prominent return frontage.
- Good decorations internally.
- Suitable for use as a traditional bar or alternative café, retail or other uses (subject to consent).

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**CDLH** RICS  
Creedy Darroch

## FITTED PUBLIC HOUSE IN BUSY LOCATION



### Location

The Kraken is situated in a prominent trading position, at the junction of Govan Road and Rathlin Street. The premises benefit from an attractive return frontage onto both Govan Road and Rathlin Street.

The frontage itself is traditional, with timber at lower level and good window coverage, providing excellent natural light. There is one customer access situated directly from the front of Govan Road.

The premises are situated within the densely populated Govan Road. There is a significant residential customer base, situated within the immediate area, generally located within traditional tenement flats. In addition, there is significant ground floor retail, hot food and other commercial units on the ground floor of the tenement buildings, directly fronting Govan Road.

### Description

The Kraken is arranged over the ground floor and basement of a four storey and basement, traditional blonde sandstone building, under pitched roofs, clad in concrete tiles.

### Accommodation

#### GROUND FLOOR

##### Access

The public house is accessed directly from Govan Road. This leads into the main trading area.

##### Front Bar

The front bar has a timber bar servery set to one side, with a part timber and mirrored gantry to the rear. There is a mix of loose and fixed back seating, as well as good quality natural light from windows to the front and side. There is seating for approximately 38 persons.





### Rear Bar

The rear bar is partly open to the front bar. There is seating for approximately 28 persons.

### Gent's Toilet

Well fitted gent's toilets, with tiled walls. There are 3 wall mounted urinals, a WC and 2 wash hand basins. There is a wall mounted radiator and hand dryer.

### Accessible Toilet

Situated immediately off the rear bar area.

### Ladies Toilet

Attractive ladies toilets. There are 2 WCs and 2 wash hand basins. There is a wall mounted radiator and hand dryer.

### Current Entertainment

Pool table, wall mounted CD jukebox and gaming machine.



## BASEMENT

### Access

The basement is accessed from a hatch and stair to the rear of the bar servery. The ceiling height is excellent.

### Beer Cellar

Excellent internal ceiling height.

### Office Area

Large office/storage area adjacent.

## Rateable Value

The premises have a Rateable Value of £11,300 as at the date of 1st April 2023.

## Services

We understand that the public house is connected to all mains services, including gas, drainage and electricity. Heating is from wall mounted radiators.



## Premises Licence

There is a premises licence in place, regulated under the 2005 Licensing (Scotland) Act. This will be held by the Landlord with the Tenant providing a designation on-site premises manager.

## The Opportunity

The Kraken has been recently refurbished and provides a first class opportunity for a purchaser to acquire a large property with full premises licence, in a densely populated area. The premises may be suitable for continued use as a traditional bar. However, alternative uses would also be ideal for this location, including a coffee shop/café or alternative retail/office use.

## Price

The premises have been placed on the market at offers over £195,000 plus VAT. The premises are to be sold as a fitted public house, with vacant possession.

## EPC

The property has an EPC rating of G.

## Viewing & Further Information

Strictly no approaches to be made to the property direct. For further information please contact CDLH on 0141 331 0650.



## Anti Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

## Viewing - Strictly by appointment

For an appointment to view, please contact:

**Sharon McIntosh**

[sharon.mcintosh@cdlh.co.uk](mailto:sharon.mcintosh@cdlh.co.uk)

t: 0141 331 0650 (Option 2/3)

m: 07824 395 288

For further information, please contact:

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