



Westburn Bar

Ref: 5254987

110 Carntynehall Road, Glasgow, G32 6AS

Freehold: £245,000

Leasehold: £45,000, Annual Rent: £30,000

Prominent Stand Alone Roadside Location

Public Bar & Lounge

Outdoor Seating Area

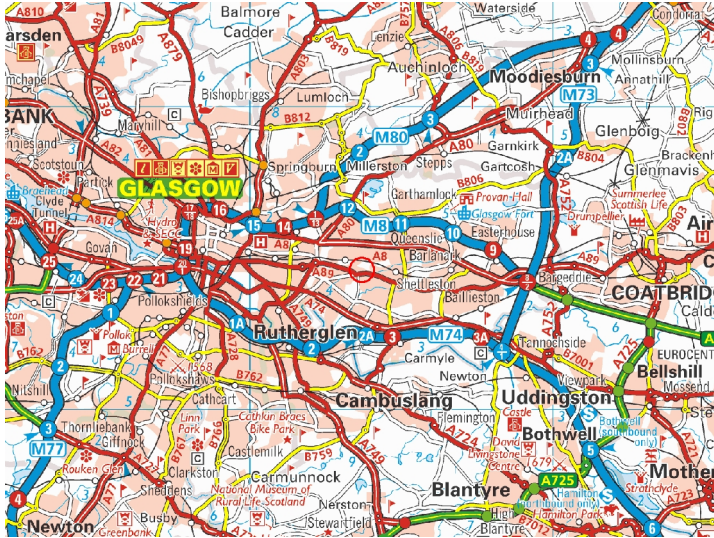
Established Business

Free of Tie and Good Barrelage

EPC Rating G



The business benefits from local trade from the surrounding areas. Throughout the summer the front area attracts locals who like to take advantage of the good weather.



Location

The Westburn Bar is situated in Carntyne, a suburban district in the Scottish city of Glasgow, north of the River Clyde, and in the east end of the city. Since 2007, it has formed the core of the East Centre ward under Glasgow City Council, which also includes the neighbouring Riddrie and Cranhill areas. The area is served by Carntyne Railway Station on the southern periphery of the district which provides links to Glasgow City Centre every 15 minutes. First Bus also operate frequent services offering access to the City Centre, Easterhouse, Parkhead, and Castlemilk.

The Opportunity

The Westburn Bar is an excellent opportunity for an experienced individual or group to lease a prominent and well established business. No capital expenditure is required and the property is in outstanding conditional both internally and externally. The pub trades as a Free House with no brewery ties, and purchasers will be able to renegotiate supply deals.

Internal Details

The pub is decorated in a traditional yet modern style and is well maintained. The bar and pool room area has seating and standing for c.60 people. The restaurant has comfortable booth seating with tables and chairs for c.40 covers. The pub has been well looked after with the lounge recently being upgraded to accommodate a food offering. The lounge operates as a restaurant and is available to hire for events such as weddings, funerals, birthday parties and christenings/communions.



Fixtures & Fittings

All fixtures and fittings are included in the sale apart from any items personal to our clients.



Ancillary Areas

Customer toilets in the main bar and lounge area, with a good sized beer cellar, small office, spirit cupboard, and a fully fitted commercial kitchen.

External Details

To the front of the property there is a raised enclosed drinking area that faces south and benefits from sunshine all day. It has picnic benches seating c.40 people.

Trading Hours

Monday to Sunday
12.00pm to 12.00am

Staff

The pub is owner operated with the help of a small team of staff. Staff information will be provided on request, and after a viewing.

Regulatory

Premises Licence
7 days 11.00am to 1.00am



Trading Information

Trading Profit & Loss Accounts will be provided to seriously interested parties after a formal viewing has taken place.

Business Rates

The Rateable Value is £15,000 with effect from 1 April 2023. Confirmation of actual business rates payable should be obtained from the local Authority.

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

Simon Watson

Business Agent - Hospitality

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Edinburgh



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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