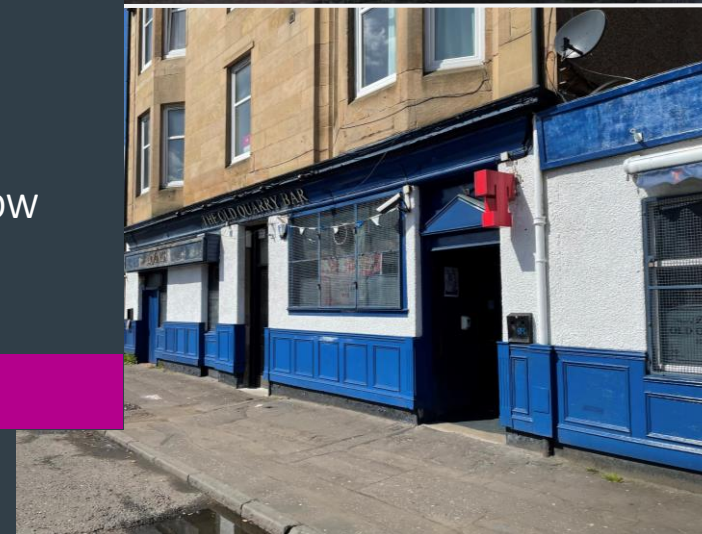
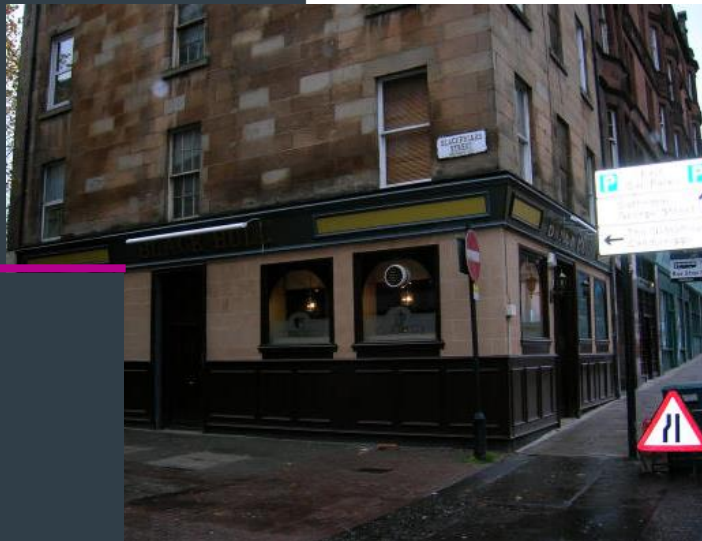


# PROJECT FLY

FOUR PUBS & BARS FOR SALE ACROSS GLASGOW

Available as a group or individually





## THE OPPORTUNITY

Our clients have owned the group for over 30 year's however and are now selling due to retirement. The business is operated by our client with the assistance of full-time managers at each site, other staff members are either full time or part time. The pubs are all wet led although, there could be potential to introduce food over time. The businesses are popular 'locals' and each have strong followings. All pubs are operated under management and offer a fantastic opportunity to either individual operator or, regional and national pub companies.

## TRADING INFORMATION

Full certified accounts will be made available to genuinely interested parties after formal viewings have taken place.

## PRICING

All public houses are available as freehold going concerns. Offers will be considered as a group, individually or any part thereof.





## THE BLACK BULL

**ASKING PRICE: £250,000**

The Black Bull is well placed on the corner of High Street and Blackfriars Street which is in Glasgow City Centre. It is a short walk to High Street station which is on the North Clyde Line and connects Edinburgh Waverly to Milngavie offering a frequent service, the next stop West is Queen Street station which allows for travel throughout the majority of Scotland.

There is a mixture of other trading businesses within close proximity including various hotels, pubs and restaurants.

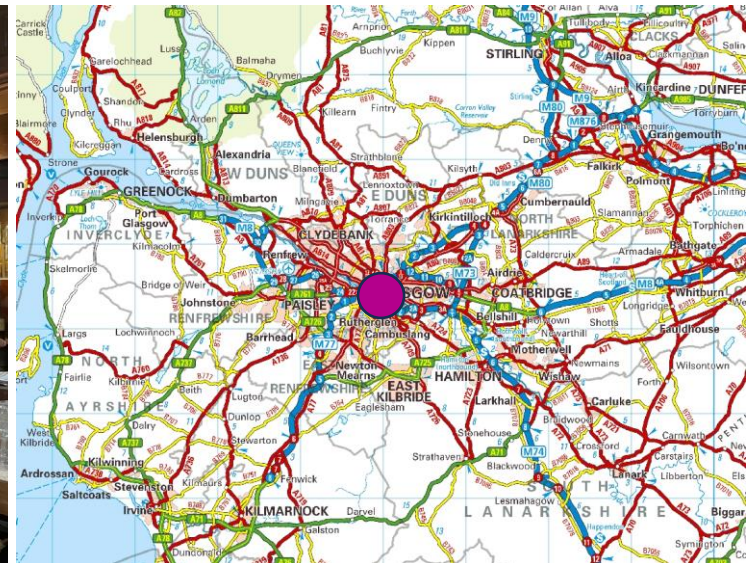
### Fixture & Fittings

All fixtures and fittings are included (excluding any personal items)

### External details

The business is situated on the ground floor of a four storey property of stone construction, metered parking is available on first served basis.

The bar trades as a single bar operation and 100% wet sales.





## THE VOGUE BAR

ASKING PRICE: £525,000

The Vogue Bar is situated on the Main Street within Rutherglen Town Centre, South Lanarkshire. Glasgow City Centre is around 3 miles Northwest. The business is surrounded by other bars, restaurants and cafes and includes other operators such as Greene king, JD Wetherspoons and Greggs. Rutherglen has a population of c.30,000 and is within easy reach of Glasgow City Centre, Mount Florida and Shawlands via local public transport.

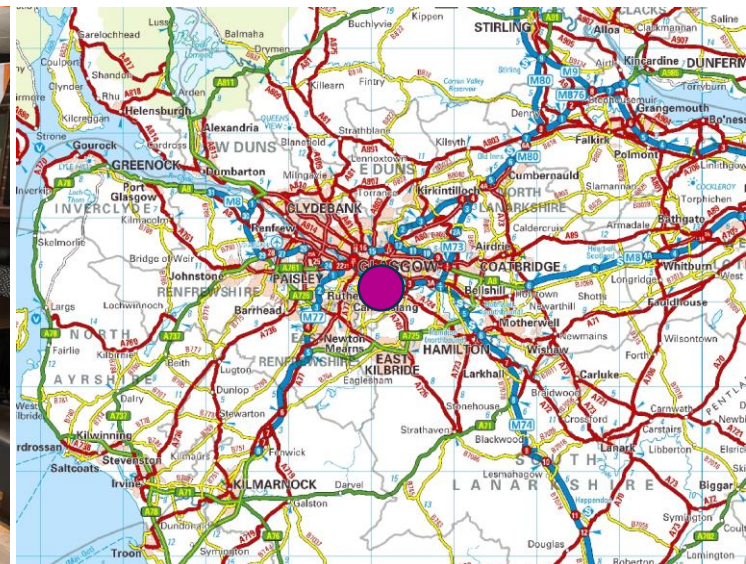
### Fixture & Fittings

All fixtures and fittings are included (excluding any personal items)

### External details

A terraced property over two floors of stone construction with a pitched and slated roof, on street parking is available to the rear on King Street.

A traditional public house with public bar and the Lisbon lounge. There is also a sizeable office upstairs accessible from a staircase within the bar.





## BRECHINS BAR

**ASKING PRICE: £225,000**

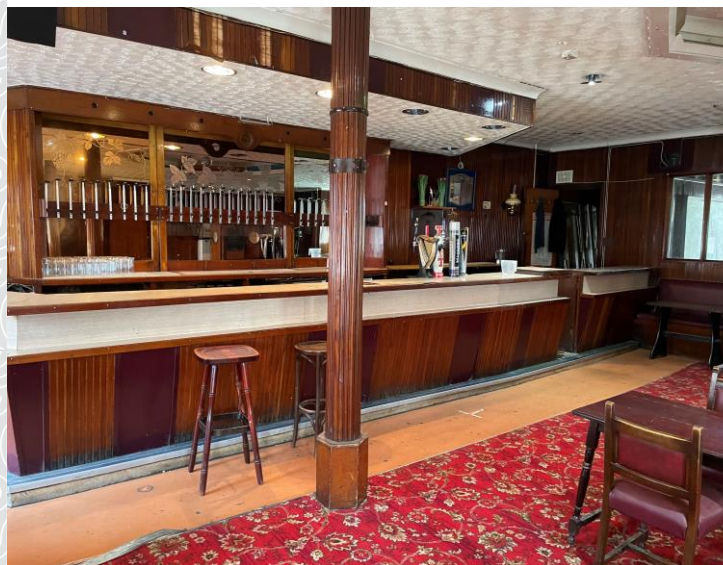
Brechins Bar is situated on Govan Road in Govan, known as a riverside district with a laid-back village vibe that's home to Glasgow's Science Centre, there is a local population of c.6000. Ibrox Stadium is a 20-minute walk from the bar and attracts over 50,000 football fans most weeks. A short two-minute walk from the property is Govan Subway which links the majority of the City via the underground.

Govan is normally the last stop as part of the Sub Crawl which is very popular amongst students and tourists, there are 15 stops in total with the aim being to have a drink at the closest bar.

The property has a history of being used to film TV programs, including Rebus, Taggart and more recently, Mayflies and is currently being used monthly for filming.

### Fixture & Fittings

All fixtures and fittings are included (excluding any personal items). The bar consist of a public bar and lounge on the upper level.





## THE OLD QUARRY BAR

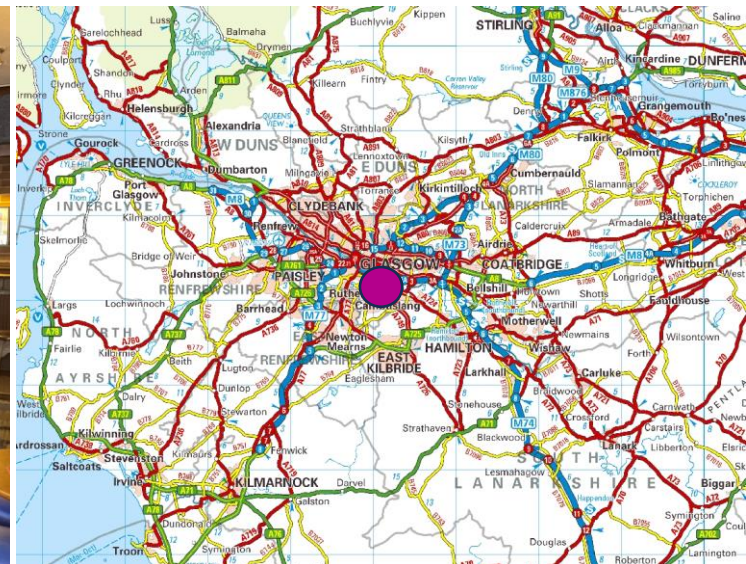
**ASKING PRICE: £250,000**

The Quarry Bar is situated on Cathcart Road, just off Burnhill Street (B768), surrounded by a mixture of residential and other local businesses, the main town centre is a short two-minute walk and hosts a variety of other bars, restaurants and cafes. Rutherglen is a town in South Lanarkshire and around 3 miles Southeast of Glasgow City Centre, it has a population of around 30,000. Croftfoot train station is situated on King's Park Avenue, a 15-minute walk from the Quarry Bar, Burnside station is around 25 walking from the property. Croftfoot and Burnside are both on the newton branch of the Cathcart Circle Line and offer services to Glasgow Central.

### Fixture & Fittings

All fixtures and fittings are included (excluding any personal items)

The Old Quarry consists of a bar and lounge although the lounge currently doesn't open. There is also a small Kitchen with extraction.





## VIEWING

No direct approach may be made to the business and we would encourage all interested parties to visit discreetly before arranging a formal viewing. For an appointment to view, or for further information, please contact:

## CONTACT

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