

THE AULD HOOSE & THE LOG CABIN

Available individually or as a group



THE AULD HOOSE

 219 Low Waters Road, Hamilton, ML3 7QN

Available individual for £425,000





LOCATION

The Auld Hoose is located on Low Waters Road within the South Lanarkshire town of Hamilton. Prominently positioned on the road, the pub is positioned close to the town centre with the surrounding area being a mix of high street retailers and both private and local authority housing throughout the Silvertonhill and Low Waters Road and Eddlewood areas. Low Waters Road is one of the main roads connecting Hamilton with Strathaven and thereafter Ayrshire.



PROPERTY DESCRIPTION

The property is a traditional attached stone-built property laid over two levels under a pitched and tiled roof. There is a single storey stone built extension to the rear under a pitched tiled roof which forms the function facility, The Cadzow Suite. The public bar is contained within the main property.



TRADING INFORMATION

Full trading information will be made available to genuinely interested parties after formal viewing. Barrelage details will also be discussed at this juncture.

STAFFING AND TRADE INVENTORY

The public house has a managed team in situ and is complimented by full time and part time staff. A trade inventory will be made available.

GUIDE PRICE

Ideally both the Auld Hoose and The Log Cabin would be bought as part of a Company Purchase as both trade within DMR Ltd.

ASKING PRICE

The asking price is £1,175,000 for the two assets. Individual offers may be considered on the Auld Hoose for £425,000



THE OPPORTUNITY

The Auld Hoose has been owned by the same family for over 30 years and it is now due to retirement that the public house has been made available for sale.

Very much a traditional bar, it has been a local gathering place for generations. It has an 'olde world' feel but fitted with a modern twist; The public bar is a single bar operation. There is no karaoke or live music, it's a 'talkin shop'. If you are interested in sport, horse racing, football or golf, you will be very much at home.

The Cadzow Suite was added in 1994. It is a great venue for any occasion. It is available 7 days a week and accommodates weddings and functions up to 180. Full catering can be provided if required.

Live sport is shown throughout the public bar and there are two large projectors in the function room for larger sporting events.



THE LOG CABIN



32/38 Bredisholm Road, Ballieston, Glasgow,
G69 7HL

Available individual for £725,000



PROPERTY DESCRIPTION

The property is a detached single storey brick built building laid under a pitched and tiled roof. It has a painted exterior and car parking is either available to the front or a private car park to the rear. The public bar can be entered from the front. The lounge, which currently trades as Massimo's at The Log Cabin and is subject to a rental arrangement can also be entered to the front via a separate entrance.



THE OPPORTUNITY

The Log Cabin has been owned by the same family for over 30 years and it is now due to retirement that the business has been placed for sale.

The public bar is completely run under management and trades very much as a 'local' to the surrounding community. It attracts patronage from across the age spectrum and is a meeting place where everyone is welcome. It's a hostelry that likes its sport and live sport whether it be horse racing, football or golf is always available on the large screens.

Massimo's at The Log Cabin operates from the lounge of the 'Loggie' and has done so for several years. It trades completely independently and is subject to a rental agreement with the current owners of the pub. The terms of this agreement will be discussed directly with the owner and any interested parties.

There is no question that the public house would be of interest to a regional or national multiple operator adding a quality, easy to manage and established business to their portfolio.



TRADING INFORMATION

Full trading information will be made available to genuinely interested parties after formal viewing. Barrelage details will also be discussed at this juncture.

STAFFING AND TRADE INVENTORY

The public house has a managed team in situ and is complimented by full time and part time staff. A trade inventory will be made available.

GUIDE PRICE

Ideally both the Auld Hoose and The Log Cabin would be bought as part of a Company Purchase as both trade within DMR Ltd.

ASKING PRICE

The asking price is £1,175,000 for the two assets. Individual offers may be considered on the Log Cabin for £725,000



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

BRIAN SHELDON

Regional Director – Hospitality

M: +44 (0)7764 241 315

E: brian.sheldon@christie.com

CONDITIONS OF CHRISTIE & CO

These sales particulars are prepared as a general guide to the property (which expression includes business and trade content, if any, included in the sale) for the convenience of a prospective purchaser (an "acquirer") and are intended for businesspeople familiar with commercial transactions. If you are not sure that you fit this description you should take relevant independent advice before proceeding further. Christie & Co for themselves and for the vendors, whose agents Christie & Co are, give notice that: (a) These particulars are made without responsibility on the part of Christie & Co or the Client; they do not obviate the need to make appropriate searches, enquiries and inspections, nor do they constitute any part of an offer or contract, and statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy himself, by inspection or otherwise, as to their correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation; (b) The Client does not make or give, and neither Christie & Co nor any of their employees has any authority to make or give, any representation or warranty whatsoever in relation to the properties; (c) Christie & Co has not carried out a detailed survey, nor tested the services, appliances and specific fittings; (d) Dimensions (where given) are approximate and should be verified by an acquirer; and (e) Any accounts or financial statements or registration information provided to an acquirer are provided on behalf of the Client by Christie & Co, who cannot therefore offer any guarantee of their completeness or accuracy, and accordingly shall not be liable for any loss, damage, cost, expenses or other claims for compensation arising from inaccuracies or omissions therein. These details were believed to be correct at the date of publication, but their accuracy is not guaranteed. Subject to contract. Copyright Reserved Christie & Co (May 2024).

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.

