



The Croft Bar & Restaurant

Ref: 6854059

22 Lugar Place, Glasgow, G44 5HB

Freehold: £1,350,000

Established licensed venue

Purpose built public bar and restaurant

Recently undergone full refurbishment

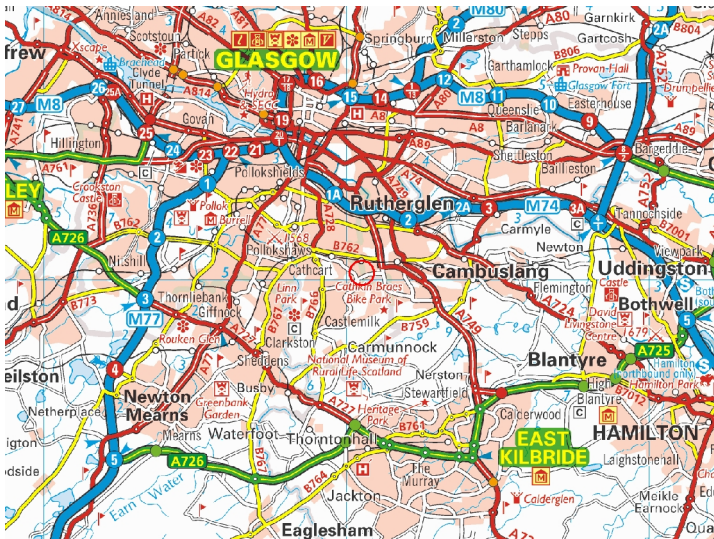
Good mix of wet and food sales

Attractive to regional operators

Energy Rating E



The Croft Bar and Restaurant is a detached brick-built property featuring a pitched and tiled roof. It boasts a standout corner position, instantly recognisable from the main road. The exterior is attractively painted, with separate entrances for the public bar and the restaurant at the front. There is also a glazed canopy at the public bar entrance, which serves as a smoking area.



Location

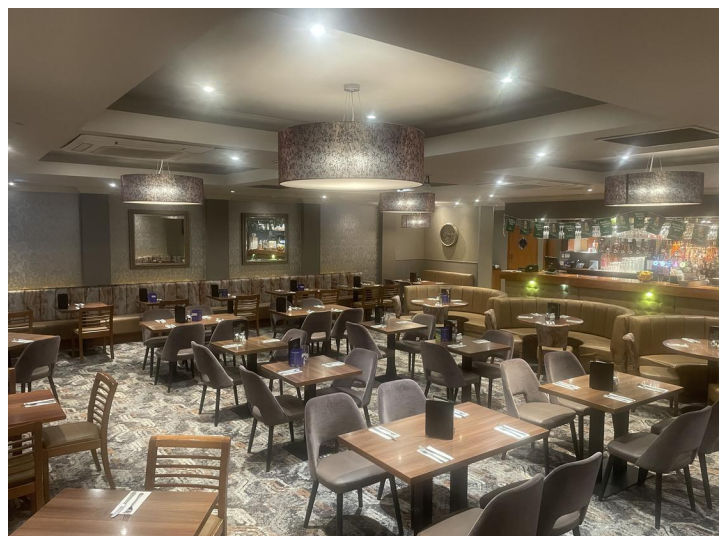
The Croft Bar and Restaurant is located in the Southside of Glasgow, prominently positioned on Lugar Place within Croftfoot. While it is tucked away from the main thoroughfares, it remains a well-established venue cherished by locals and known widely across Glasgow and the surrounding areas. Croftfoot is a residential area close to Glasgow city centre, bordered by Castlemilk to the south, King's Park to the west, and the Rutherglen areas of Spittal to the east and Bankhead to the north.

The Opportunity

The Croft Bar and Restaurant is part of the Lisini Pub Company, a family-owned business that has been a cornerstone of the local community for many years. The Croft has been in the capable hands of the Lisini family, known for their dedication to quality service and hospitality. After a spell as a leased property, it was brought back into the company fold as a managed house, where it has since flourished. The Croft has earned a stellar reputation for its high-quality food and exceptional service, making it a beloved spot for locals and visitors alike. Frequently described as a hidden gem in the Southside, The Croft offers a warm and inviting ambience with a mix of traditional, sporty, and communal atmospheres, making it a place to enjoy any time of the day.

Community and Family Legacy

The Croft Bar and Restaurant is more than just a business; it has been a vital part of the community and a proud member of the Lisini family for decades. The Hood family's commitment to exceptional service and creating a welcoming atmosphere has made the croft a beloved venue. It has hosted countless gatherings, celebrations, and sporting events, fostering a strong sense of community. The sale of The Croft presents a unique opportunity to continue this legacy of hospitality and community engagement.





Internal Details

Both the Public Bar and the Restaurant are located on the ground floor, each with separate entrances to the front.

Public Bar: The Public Bar is in first class order, with the gantry stretching along the side upon entering. The bar features a selection of fonts on the servery, a fully stocked gantry to the rear, and adequate refrigeration and coolers underneath. Bar stools are positioned to the front of the servery. The main seating area is partially separated from the servery by wall seating and free-standing tables, chairs, and stools. Carpeted throughout, the bar is equipped with several flat-screen TVs strategically placed to allow easy viewing of various sporting events.

Restaurant: The Restaurant is well furnished and presented in first class order, underscoring its reputation as a hidden gem!. A bar servery is located to the rear wall, with the main seating area directly to the front. Fully refurbished, the restaurant offers seating for approximately 70 guests with well-positioned tables and chairs, as well as three moveable booths that can be repositioned to change the layout and appeal depending on the occasion.

Ground Floor

Kitchen: There is a full catering kitchen well-positioned to serve both the bar and restaurant.

Toilets: Both ladies and gents toilets are centrally positioned.

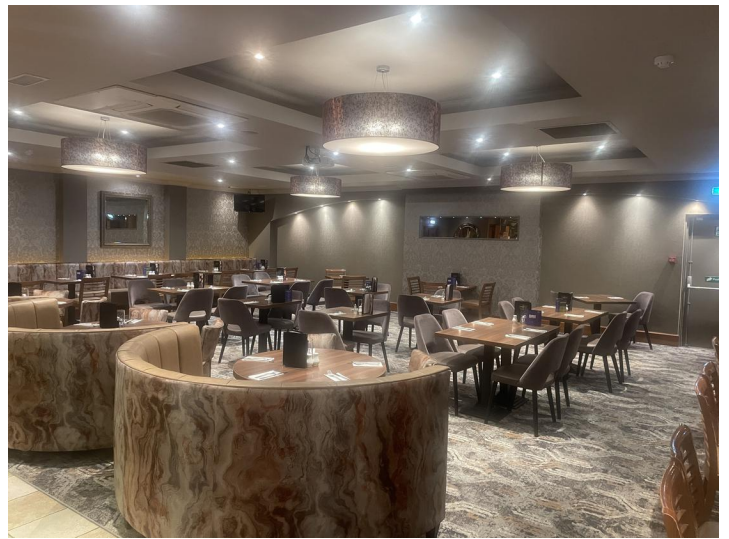
Cellar: The cellar is located within the basement.

Fixtures & Fittings

The entire venue has been meticulously fitted out, and a trade inventory will be provided as part of a due diligence process.

Trading Information

The financial year-end for the business is March and the turnover for 2024 was approximately £1,400,000 net of VAT. The trade split is almost 50/50. Full certified accounts will be made available to genuinely interested parties after formal viewing.



External Details

There is a large car park to the rear of the property offering spaces for approximately 30 vehicles.

To the front there are paved areas allowing plenty of space to display planters and various floral displays etc.

Staff

The business is operated on a management basis, with a manager and a pool of full time and part time staff. Staff list will be provided to genuine interested parties as part of any due diligence process.

Business Rates

The Rateable Value is £53,500 with effect from 1 April 2023. Confirmation of actual business rates payable should be obtained from the Local Authority.





Trading Hours

The business trades 7 days.



Regulatory

Premises License.



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:

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Glasgow



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