



Cavalier Inn, East Main Street, East Main Street

Armadale

Offers Over **£250,000**



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Armadale

An exciting opportunity to acquire a substantial and versatile public house premises, offering generous trading accommodation, extensive ancillary space and considerable scope for a new operator to introduce their own concept and style.

Internally, the property provides a spacious main bar and lounge area with ample seating, a fitted bar, large screen entertainment facilities and flexible areas suitable for both casual drinking and dining. A separate games area currently accommodates a pool table and amusement machines, providing further usable trading space.

The premises also benefit from a large function/entertainment room, complete with its own bar area, seating and dance floor. This space offers excellent potential for private parties, live entertainment, community events, functions and other revenue generating uses. Completed with the added practicality of Male & Female toilets on each side of the premises.

Behind the scenes is a large cellar space, providing substantial storage and practical facilities for the operation of a busy licensed premises, the scope and flexibility of this space is truly endless.



Externally, a particularly valuable feature is the large rear car park, offering generous off road parking for customers and adding considerably to the commercial appeal of the property. The accommodation offers a strong existing layout while presenting significant potential for refurbishment, rebranding or repositioning. Subject to the necessary consents, the property could suit a variety of hospitality and leisure concepts, from a traditional community pub or sports bar to a modern bar, restaurant, function venue or entertainment led operation. Benefitting from a prime central location in Armadale.

Property Value- Offers Over £250,000

Some images within this listing have been digitally enhanced or created using AI for illustrative purposes. Prospective buyers are advised to arrange a viewing to confirm the property's actual appearance, condition and features.

Council Tax band: TBD

Tenure: Freehold







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