

## LICENSED PREMISES

- > ESTIMATED TURNOVER £4,000 PER WEEK
- > HIGH LEVELS OF PASSING VEHICULAR TRAFFIC
- > POPULAR LOCATION
- > SMALL BEER GARDEN
- > EXTENSIVE CAR PARKING AVAILABLE
- > CURRENT PREMISES LICENCE OPENING HOURS:- 11AM-12 MIDNIGHT
- > RENTAL: £36,000 PER ANNUM

AUCHINAIRN TAVERN

TO LET

**AUCHINAIRN TAVERN 137 AUCHINAIRN ROAD, GLASGOW, G64 1NF**

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**LOCATION**

Large detached property situated on Auchinairn Road, a busy vehicular route approximately 1 mile away from Bishopbriggs town centre. The premises benefits from regular bus routes to Glasgow City Centre and surrounds as well as rail transport accessible in Bishopbriggs town centre.

**TRADE SPACE & FACILITIES**

The unit comprises lounge and public bar, small beer garden to the rear and large car park holding around 40 cars. Additionally, there are large kitchen facilities on site. There are also two flats above which can be accessed separately.

**RENTAL**

Offers in excess of £36,000 per annum are invited for the property.

**RATING**

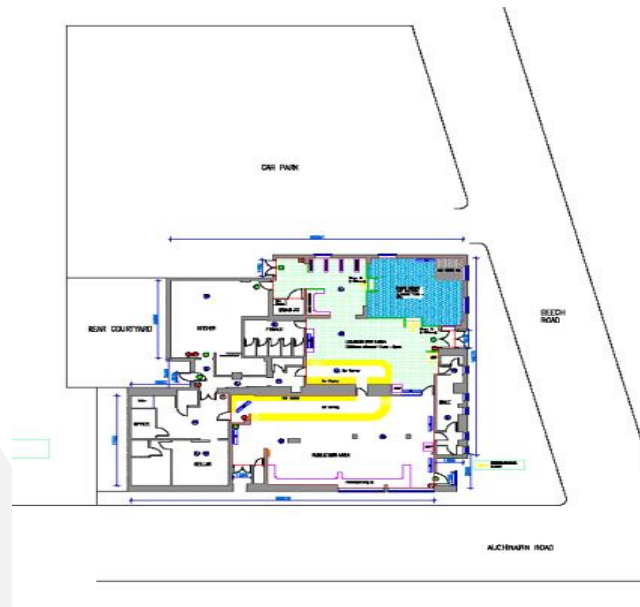
The subjects are entered in the current Valuation Roll with a rateable value of £40,000

**VAT**

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

**ANTI MONEY LAUNDERING REGULATIONS**

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



**BUSINESS INFORMATION**

Total entry costs:

**£32140**

Annual rent:

**£36000**

Agreement:

**3 or 5 year deal available.**

Drinks tie:

**Beer, Cider, Ale, Stout, Lager**

**RENT INFORMATION**

Annual rent **£36000 per annum**

Weekly rent **£690.41 per week fixed**

Rateable Value **£40000** Legal **£400**

Deposit **£6000** Stocktaking fees **£120**

Fixtures & fittings **£19620** Working capital **£5000**

Other costs **£1000** Total entry costs **£32140**

**TRADESPACE & FACILITIES**

Beer Garden:  Lounge:

Accommodation:  Smoking area:

Kitchen:  Community:

Function room:  Dog Friendly:

Plans are indicative only

**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors: 31 Byres Road, Glasgow, G11 5RD**

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