

On the Instructions of the Star Pubs And Bars



LICENSED PREMISES

- > HIGH LEVELS OF PASSING VEHICULAR TRAFFIC
- > TOWN CENTRE LOCATION
- > WELL ESTABLISHED PUB
- > OUTSIDE TRADE
- > KITCHEN FACILITIES
- > EST. INCOMING COSTS: £17,032
- > RENTAL: £47,250 PER ANNUM

Pub Features



ROLLING
TENANCY



CATERING
KITCHEN



LIVE SPORTS



OUTDOOR
TRADE

TO LET

LION & STAR, 32 TOWNHEAD, KIRKINTILLOCH, GLASGOW, G66 1NL

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LOCATION

Kirkintilloch, East Dumbartonshire is circa 8 miles from Glasgow city centre and is a bustling and historic town. The Lion & Star sites on the Main Street of the town and is an all round business with good food and coffee trade during the day whilst being a busy 'circuit' pub at night and at the weekend. The area has many other pubs cafes and restaurants and the Lion & Star is more of a premium offer with an extensive gin range, great beers and ciders with wines and cocktails also.

The pub is well established and we are looking for an experienced operator to carry on the offer with scope to extend. A strong social media presence is essential as is an innovative eyes for trends.

TRADE SPACE & FACILITIES

The Lion & Star was refurbished to a high standard around 5 years ago and has been well maintained since. The impressive frontage benefits from floor to ceiling glass doors & window that flood the pub with light during the day and allow passing customers to see inside.

Internally the pub is basically a one room site with kitchen. The decor is contemporary and well finished with plenty of room for eating. The pub can easily be adapted for different occasions such as live sports.

Externally, there is room at the front of the pub for tables and chairs.

RENTAL

Offers in excess of £47,250 per annum are invited for the property.

RATING

The subjects are entered in the current Valuation Roll with a rateable value of £32,750.

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.

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Financials

Annual Rent	£	47,250
Estimated Tenants Annual Operating Profit	£	49,967
Representative HEINEKEN UK Brand Discount Per Barrel	£	125
Estimated Annual Turnover	£	601,970
Estimated Annual Barrelage		207



Investment

Ingoing Costs	
Estimated Licensee Fixtures & Fittings Value	£ 20,000
Estimated Fixtures & Fittings Valuation Fee	£ 10,000
Estimated Stock Valuation	£ 250
Deposit Amount	£ 11,813
Rent In Advance	£ 909
Training Fee	£ 1,000
Estimated Designated Premises Supervisor / Manager Fee	£ 50
Premises Licence Fee	£ 180
Rates Assessment Fee	£ 55
Estimated Legal Fees	£ 650
Estimated Total Ingoing Costs	£ 44,907
Estimated Minimum Ingoing Costs	£ 17,032

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

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

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Plans are indicative only

