

TO LET

THE BLACK BULL

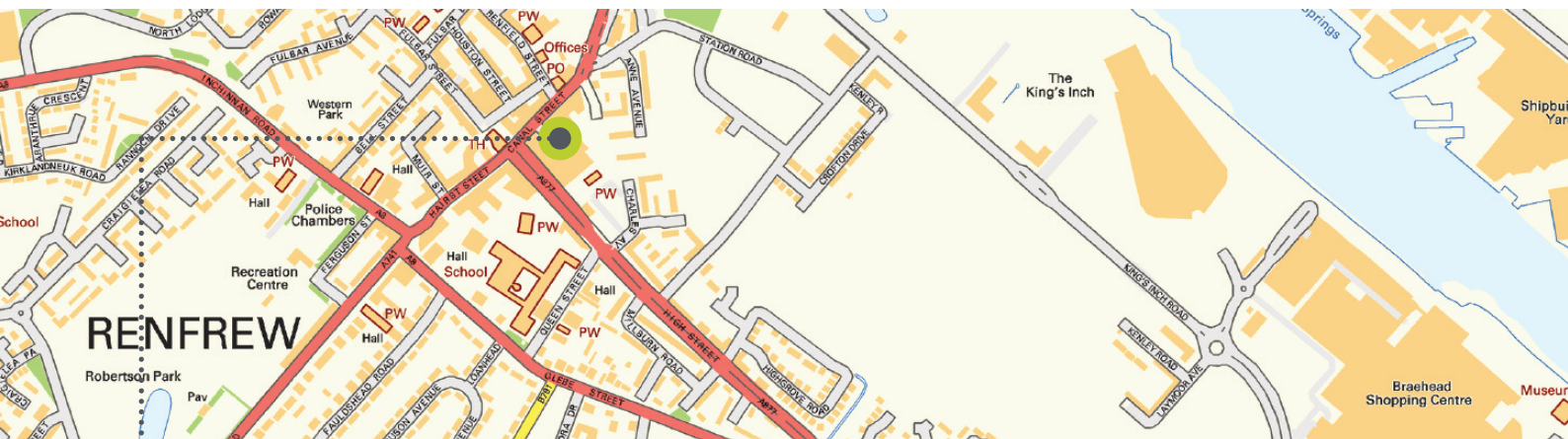
18-20 Canal Street | Renfrew | PA4 8QD



Rental Offers Over £27,500 per annum.

- Excellent trading location within Renfrew Town Centre.
- Easily managed traditional bar.
- Superb reputation built up over many years.
- Public Bar (30), lounge bar (32), customer toilets and ancillary accommodation.
- Good size, extending to 169.9 square metres (1,829 square feet).
- 100% rates relief (qualifies for small business bonus scheme).

SUPERB, TRADITIONAL BAR, IN AFFLUENT TOWN



Location

The Black Bull Public House is situated in an excellent trading position on Canal Street, which connects to Hairst Street and, thereafter, the core town centre of Renfrew. Renfrew Town Hall and Museum are situated approximately 150 yards away. There is on street car parking to the front and the location is served by good town centre bus links.

Renfrew is located only approximately 6 miles west of Glasgow and 4 miles north of Paisley. The town has a population in the region of 22,000 persons and the wider Renfrewshire region has a population of approximately 180,000 persons.

Renfrew is a popular commuter village, serving the larger cities within the area.

Description

The Black Bull is arranged over the ground floor of a four storey stone constructed traditional tenement building, under a pitched roof, clad externally in slate. The premises benefit from an attractive rendered and painted frontage, with two customer accesses direct from Canal Street.

We estimate that the premises have the following gross internal area:

Ground Floor	169.9 sq. m. (1,829 sq. ft.)
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Accommodation

Public Bar

Traditional public bar, with large bar servery and a mixture of fixed back and loose tables and chairs for approximately 30 persons.

Decorations are to a traditional theme throughout, with wooden flooring and part timber panelled wall coverings. There is a darts lane to one side, an AWP machine, Juke Box and flat screen televisions.

Lounge Bar

Separate lounge bar, with dedicated bar servery. There is a mix of fixed back and loose seating for approximately 32 persons.

The lounge is, again, decorated in a traditional theme and there is a Juke Box and flat screen television.

Ancillary Accommodation

Ancillary accommodation includes ladies and gent's customer toilets, spirit/general store, domestic kitchen, and beer chill room. In addition, there is mezzanine level storage.

Rateable Value

The premises have a Rateable Value of £11,250 as of 1st April 2023. The premises qualify for the small business bonus scheme and can gain 100% rates relief if the criteria is met.

Services

We understand that the premises are connected to all mains services, including water, gas, electricity and drainage. Heating is provided by a gas fired boiler heating system, with radiators.





Trading Figures

We are not in receipt of any trading figures, as the premises have been previously leased out. The current lease is due to end, and a new tenant is sought.

The Opportunity

The Black Bull is a traditional bar with a superb reputation. It has operated as a public house for many years and is now a Renfrew institution. This is an excellent opportunity for a new tenant to develop a quality, traditional bar business.

Asking Terms

The premises have been placed on the market at Offers Over £27,500 per annum. There is a Nil Premium, although a payment will be required for the unit's fixtures and fittings.

EPC

The property has an EPC rating of G.

Viewing & Further Information

Strictly no approaches to be made to the property direct. For further information please contact CDLH on 0141 331 0650.



Anti Money Laundering

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.

Viewing - Strictly by appointment

For an appointment to view, please contact:

Sharon McIntosh

sharon.mcintosh@cdlh.co.uk

t: 0141 331 0650 (Option 2/3)

m: 07824 395 288

For further information, please contact:

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