

TO LET

THE FOUNTAIN BAR

2 Sunnyside Road | Coatbridge | ML5 3DG



**Rental Offers Over £20,000 per annum.
NIL PREMIUM.**

- Easily managed single bar operation.
- Good condition throughout.
- Situated within Coatbridge town centre.
- First class traditional bar opportunity.

FIRST CLASS TRADITIONAL BAR



Location

The Fountain Bar is situated in Sunnyside Road, a short walk from the core centre of Coatbridge. Coatbridge itself has a population of approximately 43,950 persons.

The premises benefit from a prominent position on Sunnyside Road, which provides a main arterial route leading through the town. There is a Ladbrokes situated adjacent.

Description

The Fountain Bar is arranged over the ground floor of a two-storey stone constructed building, under a pitched roof clad externally in slate. The premises benefit from an attractive traditional frontage. Customer access is direct from the front.

In addition, there are single storey cavity brick/block constructed extensions situated to the rear.

Accommodation

Main Bar

Traditional bar, with bar servery set to the rear. There is a mix of fixed back and loose tables and chairs. We would estimate total seating for approximately 40 persons. There are wall mounted TVs and a gaming machine. The public house layout provides an easily managed single bar operation.

Ladies Toilet

Recently refurbished ladies' toilets. There are 4 cubicles and 2 wash hand basins.

Gents Toilet

With 2 wall mounted urinals and a WC.



Kitchen

Small, domestic kitchen situated immediately to the rear of the bar servery.

Store & Cellar

Significant storage area situated to the rear, as well as a beer chill room.

Rateable Value

The premises have a Rateable Value of £7,200 per annum, as of the 1st April 2023. This is before the small business threshold, resulting in £Nil rates payable (as long as some criteria is met).

Services

We understand that the Public House is connected to all mains water and electricity. Heating is provided from electric wall mounted radiators.

Premises Licence

There is a premises licence in place, regulated under the 2005 Licensing (Scotland) Act. This will be held by the Landlord with the Tenant providing a designation on-site premises manager.

The Opportunity

The Fountain Bar is situated within an excellent trading position in the centre of Coatbridge. The premises provide a good quality traditional bar and an easily managed single bar operation.

This is an excellent opportunity for an experienced publican to lease a first class traditional bar.





Rental & Terms

The Fountain Bar has been placed on the market at Rental Offers Over £20,000 per annum. The lease will be for a period of 5 years. A tenant deposit of £10,000 + VAT will be required. The tenant will be obliged to purchase draft and bottled beer products from the landlord, although the discount rate will be at a high level and equivalent to normal market discount levels. There is a **NIL PREMIUM**.

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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