



FIVE WAYS, GLASGOW GLASGOW G31 4EU

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£12,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Five Ways is located in Gallowgate, a neighbourhood of the city of Glasgow with regular bus and train links to the city centre and East-end Glasgow. Located on the main road, just a stones throw away from the famous Celtic Park – home of Celtic Football Club, this pub is a true community local, situated on the high street in close proximity to local shops, takeaways and the Forge shopping centre.

Pub Layout

Five Ways is a two bar operation – a main bar and a function room. The main bar area has the bar to the left of the entrance along the side wall. The fixed and loose seating surround the other walls leaving an open floor space suitable for main high street footfall and football fans. The function room, with its separate entrance, is located at the back of the building and can seat approximately 100 people. It has its own dance floor with a bar adorning the wall opposite the entrance, it has a mixture of fixed and loose seating, tastefully decorated and perfect for a private function and live entertainment.

TRADING STYLE

Located on a busy high street this wet only opportunity presents a huge opportunity for the right licensee to exploit all of the many income streams this pub can provide. Extension of current opening hours, providing mid-week live televised sport and driving a regular quality entertainment program as well as marketing the currently under utilised function room with private events will see a huge increase in footfall and sales.

ACCOMODATION

Private Accommodation

There is no private accommodation at this site.

FINANCIAL

Annual Rent: £16,000

Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £3,000

Stock: £4,000

Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.

Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.

For a breakdown on financial information, please refer to the 'Additional Info' tab.

BDM VISION

Admiral Taverns are looking for a licensee who will have a professional outlook on both life and the business, they will have the ability to nurture the current trade and develop new opportunities. By doing so they will enter into the heart of the local community, which will be key to driving footfall and sales, promote the premium drinks offer in place and will have a vision to using the function room as this is a huge opportunity to grow their business.



Sports Driven



Community
Local



Function Room



Live Music