



KIRKHILL BAR, GLASGOW CAMBUSLANG, GLASGOW, G72 8LH

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Kirkhill Bar is located in Cambuslang, a town on the south-eastern outskirts of Glasgow. Cambuslang has a long history of coal mining, steel, iron and ancillary works, most employment for its 30,000 residents comes from the service industry local to the area. This area is heavily populated with flats and local housing, however also features a lot of green space with Cambuslang Park providing 27 acres of woodland area, sports pitches and the bandstand which is a natural amphitheatre near to where the famous Cambuslang Wark took place in the 18th century. Located on the lengthy bend of the River Clyde, this is accessible by road from the nearby A74 and A724 to the city centre and Hamilton alongside excellent rail links to Glasgow and Lanark.

Pub Layout

Located on the corner of a street, access can be made via the two doors. The central island bar, stocked with premium products provides a focal point for all areas of this open plan, one level room. The bar area is surrounded by a mixture of fixed and loose seating, panelled walls, high ceilings and floor to ceiling windows, making this a bright and airy space whilst TV's adorn the walls alongside a projector screen promoting all live sporting events. To the right of the bar there is a pool table area, complete with darts board with a small snug area. The snug area has a mixture of high fixed and loose seating making this the perfect social area.

TRADING STYLE

Kirkhill Bar is a traditional wet led community local with an exceptionally strong customer base and a core of regular daytime drinkers. The pub utilises its community local feel and champions local sports games such as pool, darts and dominoes, alongside televised sporting events. The main trading area has a mixed drinks offer including, premium and standard lagers along with a varied and extensive range of spirits and minerals. The Kirkhill has a strong regular customer base and due to sites residential location has the opportunity to grow trade ensuring this site is the hub of the local community promoting charity and community based events.

ACCOMODATION

Private Accommodation

There is no private accommodation at this site.

FINANCIAL

Annual Rent: £22,000

Security Deposit: £4,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £3,000

Stock: £3,000

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.



Sports Driven



Community
Local



Live Music



Sports Teams

BDM VISION

Admiral Taverns is seeking a dynamic and passionate licensee who can take The Kirkhill Bar to new heights by driving beer volumes and enhancing its role as a vibrant community hub. They should possess a deep understanding of running a successful community pub and have the charisma and sociability to build strong relationships with the local community. Live entertainment, community events, and support for local sports teams are key components of The Kirkhill Bar’s appeal. The new licensee should have the vision and creativity to curate engaging events and activities that resonate with the community. Marketing efforts, both traditional and online through social media, will play a crucial role in promoting the pub and its offerings to a wider audience. A strong understanding of the area and its demographics is essential for tailoring the pub’s offerings to meet the needs and preferences of the local community.



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