



MILLWOOD, GLASGOW

GLASGOW, SCOTLAND G41 3YT

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£14,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Situated in the historic suburb of Shawlands, Glasgow, approximately two miles south of the River Clyde, The Millwood is located towards the end of Kilmarnock Road. This area, often considered the “Heart of the Southside,” is renowned for its independent restaurants, cafes, bars, and vibrant art scene, making it one of the coolest neighbourhoods and one of the city’s best areas to live and socialise. The newly refurbished pub fosters a community local feel, attracting a diverse audience whilst being part of the bustling drinking circuit in this up-and-coming area. The Millwood is easily accessible, with frequent direct bus routes from Glasgow city centre, close links to the M77 and M8 motorways, and three railway stations within walking distance, enhancing its appeal as a prominent social scene.

Pub Layout

The Millwood is a one room, open plan corner site featuring an L-shaped layout that has been recently refurbished. Upon entering from the main street, you’ll find a galley style bar straight ahead. To the right of the entrance, opposite the bar, there is a mixture of low-level bench seating and loose tables. On the left side, high level bench tables provide a fantastic view through the huge windows overlooking the bustling main street. Towards the end of the room, a secluded area offers a variety of seating options, including low-level bench seating, posser tables, and high stools, complemented by a cosy bay window snug area. This spot provides access to a small, decked beer garden area, fenced off for privacy and equipped with fixed wooden benches and loose tables and chairs. Additionally, the side of the pub, off the main street, has an area designated for a couple of benches with the potential for a pavement license to extend seating to the front, main street area.

TRADING STYLE

The Millwood’s currently trades as a wet site, emphasising on its beverage offerings whilst also providing the mixture of televised sports and live entertainment. The venue appeals to a mixed audience and is bolstered by the recent refurbishment cementing The Millwood as a traditional community local, yet keeping the atmosphere vibrant and dynamic. The huge windows define space and light, meticulously crafted, with high quality décor and furnishings playing a crucial role in creating an inviting and stylish environment that aligns with the area circuit of drinkers.

ACCOMMODATION

Private Accommodation

There is no private accommodation with this pub.

FINANCIAL

Annual Rent: £39,000

Security Deposit: £6,000

Working Capital: £5,000

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



Beer Garden

BDM VISION

The Millwood would greatly benefit from the expertise of a fully funded, multi-skilled licensee capable of maximising trade. The ideal applicant will have the experience and vision to unlock the growth potential of this business by leveraging a fantastic drinks offer, exceptional standards and services whilst engaging with the local community. Developing and implementing a detailed marketing plan to attract and retain customers including traditional marketing strategies as well as being proactive in using social media to promote the venue and its events whilst maintaining and enhancing the community feel, the right licensee will be able to significantly grow the business, ensuring that The Millwood remains a popular destination in this circuit.



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