



MURRAY, WEST CALDER

WEST CALDER, EH55 8SR

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Murray is a welcoming community pub located in the heart of West Calder. Centrally positioned within a densely populated residential area and conveniently close to a local convenience store, it enjoys a prime location that makes it easily accessible for nearby residents. As a well-established social hub, The Murray plays a key role in the local community. Situated between West Calder and Polbeth just off the A71, this former oil shale mining village lies within easy reach of Livingston, West Lothian. The pub is also just a 10-minute walk from the local train station, offering direct rail links to both Glasgow and Edinburgh.

Pub Layout

Entering through the front door, you are welcomed into the main bar area of The Murray. This is a single-room operation that boasts tasteful, modern décor both inside and out. The bar itself, positioned directly ahead, serves as the central focal point of the space. To the left, there is a mix of low-level bench seating and loose furniture, offering a relaxed and comfortable atmosphere. To the right, a dedicated games area features a pool table and darts board—ideal for team sports and social gatherings. Multiple TVs are mounted throughout the venue, broadcasting a full range of live sports from all major televised channels. Additionally, enclosed, paved patio garden areas on both sides of the building offer bench seating, providing the perfect outdoor space to enjoy during the summer months.

TRADING STYLE

The Murray stands proudly at the heart of its community, offering a warm and welcoming environment where locals gather to enjoy great company, quality drinks and vibrant entertainment. This is a wet-led opportunity, perfectly suited to a licensee passionate about delivering exceptional hospitality with a strong community focus. The pub benefits from a loyal local following, bolstered by regular sports teams, live televised sporting events and a well-curated selection of premium drinks. A lively calendar of entertainment and events ensures consistent footfall with strong midweek and weekend trade. The Murray thrives on genuine community engagement and has firmly established itself as the go-to social venue in the area.

ACCOMODATION

Private Accommodation

There is no private accommodation with this pub.

FINANCIAL

Annual Rent: £22,000

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

Working Capital: £2,500

Stock: £2,500

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



Live Music



Sports Teams



Beer Garden

BDM VISION

Admiral Taverns is seeking a dedicated and experienced licensee to take the helm at The Murray. Someone with a solid background in managing community-focused pubs, a strong work ethic and the passion to invest both time and energy into revitalising this cherished venue. The ideal candidate will bring fresh ideas and a dynamic approach, a clear marketing strategy and a genuine enthusiasm for pub sports, live entertainment and local events. An understanding of the local area, its people, preferences and community spirit will be key to developing a varied and engaging calendar of activities that resonates with a wide audience. From hosting local team events to curating entertainment that brings people together, the new licensee will play a pivotal role in restoring The Murray as the hub of the community. This is a fantastic opportunity for someone ready to build on a strong foundation and realise the full potential of a true community pub.



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