



PARKWAY, GLASGOW

GLASGOW, G52 3QX

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£15,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Parkway is located 2 miles from Glasgow city centre on Paisley Road West, in the South West area of the city. This location benefits from excellent transport links, with easy access to the M8 motorway as well as frequent bus and train services to and from the city centre. The area, situated south of the River Clyde, is a sprawling, leafy, and creative community, known for its vibrant local culture and strong sense of community. The Parkway is surrounded by shops and residential areas, ensuring high foot traffic and making it a central hub for the local community.

Pub Layout

Upon entering from the main road, you are welcomed into the bar area, which is anchored around a striking horseshoe-shaped bar. The walls are adorned with TVs, sporting memorabilia, and football scarves, all complemented by astro-turf flooring, emphasizing the vibrant sports theme that runs throughout the space. The bar area features a mix of low fixed and loose seating, alongside cosy sofa areas, creating a lively ambiance perfect for live sporting events. Additionally, the pub is equipped with a pool table and darts board, making it a true sports enthusiast's haven. A commercial kitchen is located to the right of the pub. While there was a previous plan to sub-let this part of the business, it has not been realized but could be a viable opportunity for a new licensee to explore. Behind the bar, a small prep area offers potential for housing a pizza oven, adding further to the food offering. The lounge area is designed with both fixed and loose seating, complete with its own bar and dance floor. This versatile space can accommodate up to 80 people, making it ideal for private functions, meetings, and events. One of the golden opportunities for this site is the beer garden at the rear. Completely enclosed and only accessible from within the pub, this space offers a fantastic opportunity to enhance the venue's appeal and increase sales. With the right vision, this area—equipped with wooden benches and a marquee—could become a major selling point, perfect for outdoor events and gatherings.

TRADING STYLE

Currently operating as a wet-led venue, this sports-themed bar thrives on live televised sports and team games such as pool, darts, and dominoes. The bar is trading successfully, with a loyal customer base driven by its vibrant sports atmosphere. The function room offers an additional stream of revenue, with the potential for further growth through a targeted marketing strategy. At the rear of the building, a small garden area presents an exciting opportunity. With the right creative vision, this space could be transformed to further enhance the bar's appeal and increase sales.

ACCOMODATION

Private Accommodation

There is no private accommodation at this site.

FINANCIAL

Annual Rent: £42,000

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

Working Capital: £5,000

Stock: £5,000

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



Food
Preparation
Area



Function Room



Live Music



Kitchen



Sports Teams



Beer Garden

BDM VISION

This is an exciting opportunity to take over a well-established pub business. Admiral Taverns is seeking experienced licensees who can expertly balance the demands of both the sports bar and the function room, ensuring each space complements the other. We are looking for individuals with a vision for transforming the garden area, as well as someone who is keen to introduce a food offering to boost sales and diversify the customer experience. Ideal candidates will be local or have strong local knowledge, bringing their own creative ideas to the business. They should have the ability to attract customers from further afield, develop a robust marketing strategy, and demonstrate a passion for growing the pub’s reach. The right licensee will keep the pub firmly embedded in the local community, ensuring it remains a key part of the local circuit. With a focus on increasing footfall, integrating themselves into the daily pub life, and turning this into the “go-to” destination for the area, this is an exceptional opportunity for the right person or couple.



Sports Driven



Community Local



Food Preparation Area



Function Room



Live Music



Kitchen



Sports Teams



Beer Garden