



QUAYSIDE, GLASGOW GLASGOW, G5 8RE

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£9,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Quayside occupies a highly prominent position on Paisley Road (A8), a major arterial and public transport route in Glasgow's Kinning Park area, just southwest of the city centre. Surrounded by a well-established mix of residential and commercial properties, it boasts an exceptional location on the main approach to Ibrox Stadium, home of Rangers Football Club. Kinning Park lies approximately 1.5 miles from Glasgow city centre and benefits from excellent transport links, ensuring easy connectivity to and from the heart of the city.

Pub Layout

The entrance from the main street leads into a spacious, open-plan bar area. Furnished with a combination of fixed and loose seating, the space is enhanced by multiple TVs and football memorabilia, creating a vibrant, sports-themed atmosphere. A well-positioned bar to the left serves a wide selection of beers and ales. Customer toilets are conveniently located over two levels, with gents off the main bar area and ladies downstairs.

TRADING STYLE

The Quayside is a wet-led, sports-focused pub with a strong local following, particularly popular on match days due to its prime location on the main route to Ibrox Stadium. While well-known for its football atmosphere, the pub also supports community engagement through activities such as a local dominoes team. Recent investment is evident in the quality of the premises, with the current licensee maintaining high standards, offering televised sports, and fostering a welcoming community spirit.

ACCOMMODATION

Private Accommodation

There is no private accommodation with this pub.

FINANCIAL

Annual Rent: £17,000

Security Deposit: £3,000 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 an experienced and community-minded licensee to take The Quayside to the next level. Ideally situated with strong local roots, the right candidate will bring not only a solid understanding of the surrounding area but also proven business acumen, a flair for hospitality, and a passion for creative, community-driven engagement. We're looking for someone who thinks beyond the obvious — someone who can develop and execute innovative marketing strategies that reach far beyond passing foot traffic. The successful applicant will be dynamic, hands-on, and ready to put their unique stamp on the business while maintaining high operational standards. This is a fantastic opportunity for someone with the drive to build on the pub's existing reputation, maintain high operational standards, and further strengthen its role as a vibrant hub for both locals and visitors.



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