



STAGING POST, AIRDRIE

AIRDRIE, ML6 0AA

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£11,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Staging Post is located on Anderson Street, Airdrie. Surrounded by local shops with a population of approximately 37,130 people, this prime location ensures continuous footfall for this popular venue. Airdrie provides excellent transport links, both via the M8 motorway and direct commuter train services to all major cities ensuring the town is a convenient base for visiting the nearby attractions of Glasgow, Edinburgh, and Stirling, as well as the stunning landscapes of the Scottish Highlands.

Pub Layout

The trade area is a spacious galley style room with the bar to the left which leads to the small external drinking area and darts area. To the right of the entrance there is a raised area with booth seating. Just below this and facing towards the bar is more seating with high level benched areas gradually moving towards low level loose table and chairs. TV's adorn the walls showing all live televised sports alongside individual tv's in the booth seated areas. The contrast of booth seating areas alongside bar stools, fairy lights and high windows manages to capture the balance of the dining experience with local drinkers perfectly. Externally there is a small yard with a small smoking shelter.

TRADING STYLE

The Staging Post is a community local with a reputation for good food and fantastic service. An even balanced menu, premium drinks offer, live televised sport and a busy calendar of events are currently available at the pub ensuring the Staging Post offers something a little more enticing than just your average local. Location in the town is also key to this pub's success with passing footfall increasing business alongside the core of solid locals who continue to support it.

ACCOMMODATION

Private Accommodation

There is no private accommodation at this site.

FINANCIAL

Annual Rent: £28,000

Security Deposit: £5,000 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.

BDM VISION

Admiral Taverns are looking for a licensee for the Staging Post who is willing to put the community at the forefront of their business. Ideally someone who is local or who knows the area, who will embed themselves in the local community, establish connections with local charities and businesses and focus on unlocking the untapped growth potential for both wet & food sales. A strong marketing plan, alongside building on the established trade will ensure the Staging Post will continue to be the pride of the local community.



Sports Driven



Community
Local



Live Music



Kitchen



Sports Teams



Beer Garden