



## REGAL, ARMADALE

### ARMADALE, BATHGATE EH48 3QA

**AGREEMENT TYPE:**  
**LONG TERM AGREEMENT (5 YEAR TENANCY)**

**YOUR INVESTMENT:**  
**£7,000**

**CALL 01244 321 171 FOR MORE DETAILS**

## DESCRIPTION

The Regal is located on the West Main street in the town of Armadale, a town which lies to the west of Bathgate and to the east of Blackridge. Primarily a residential community, the town has a number of different public places, a series of parks, green spaces and nature reserves, many of which lie atop former mines and industrial areas and is popular with walkers who come in search of the spectacular views over the Bathgate hills. Located at the historic crossroads of what were once the main routes from Edinburgh to Glasgow and Bo'ness to Lanark. The M8 motorway is close by, and the recent opening of the Airdrie-Bathgate lines means that it now benefits from four trains an hour to and from Glasgow and Edinburgh.

### Pub Layout

The pub is a two storey building on the main high street. The bottom floor is home to the bar and the lounge area with a central bar servicing both rooms. The main bar surrounded by a mixture of fixed and loose seating, complete with high bar stools and steps down to the darts area, along with sofas and TV's to show televised sports providing a relaxed atmosphere the feel. The lounge area is a quiet and relaxed area with low level mixture of fixed and loose seating could have the potential for hosting private events. There is a small seated courtyard area at the rear of the pub with buildings for extra space. The second floor provides is currently in use for a karate school – this is a long term private let.

## TRADING STYLE

This wet-led local provides a strong established day-to-day trade with a traditional community boozer feel. There is an opportunity to build on the existing offer throughout the week with entertainment built around the current offer of live sports being shown throughout the season and live music to encourage younger people to use the facilities. Team sports such as darts and dominoes are a prominent feature here and encouraging this will continue to be vital to trade. Although currently 100% wet let there is scope to introduce a back bar food offering with a possible pizza oven on the bar.

## ACCOMMODATION

### Private Accommodation

There is no private accommodation at this site.

## FINANCIAL

**Annual Rent:** £18,000

**Security Deposit:** Initial deposit of £3,000 building up to £5,000 or the equivalent of three months' rent, whichever is greater

**Working Capital:** £1,500

**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



Community  
Local



Live Music



Sports Teams

## BDM VISION

This is an exciting opportunity to run a well established pub business. Admiral Taverns are looking to work with experienced licensee's, someone with local knowledge who can engage with the community, put their own ideas into the business, attract customers from further afield, have a strong marketing plan and have experience in delivering and developing an established business. The desire to grow the business is essential in ensuring it stays part of the towns circuit and can drive footfall. whilst continuing the excellent work of the current licensee.



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