



WEAVERS, CONDORRAT CONDORRAT, CUMBERNALD, G67 4DN

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Weavers is situated in Condorrat, a former village in North Lanarkshire which predates the new town of Cumbernauld. The new town was built around the older settlements however Condorrat has retained some of its own distinctive character including farms and a wood mill. Located less than two miles from Cumberland, a town steeped in Roman, agricultural and industrial history with excellent links to nearby motorways including the M8, M74 and M9 and regular bus services makes access to Condorrat viable.

Pub Layout

Internally the Weavers is a two room operation. The main bar area, with a mixture of fixed and loose seating is home to live sports with TV's adorning the walls, a pool table & darts board creating the perfect ambience for the games. Behind the main bar is the function suite. This room can hold up to 120 people, has its own separate bar and is decorated to an extremely high standard, complete with stage and dance floor making this the perfect place for a private event. There is a commercial kitchen on site which is currently used for functions & events but could be used to introduce a food offering whether it be a snack menu or a complete food offering using the function room during the day for a restaurant. Surrounded by gardens, a small one at the front complete with cover and used as a smoking solution and another at the back with seating for approximately 40 people and complete with parking for about 20 cars makes The Weavers the perfect community local.

TRADING STYLE

Currently the Weavers is a predominantly a wet led business with a potential food offering. This would require an experienced licensee to develop the business further. The site currently utilises the function room holding various family events alongside offering a buffet package and room decoration. The Weavers is very much sports driven, benefiting from showing live sports alongside a pool table and darts board for in house team sports. Given this the Weavers has a real sense of community spirit due to its location at the heart of a local housing estate.

ACCOMMODATION

Private Accommodation

There is no private accommodation with this site.

FINANCIAL

Annual Rent: £25,000

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

Working Capital: £2,000

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



Function Room



Live Music



Kitchen



Sports Teams



Car Park



Beer Garden

BDM VISION

Weavers presents an exciting opportunity for a passionate and community-oriented licensee, with good knowledge of the area can further strengthen this bond by organizing events, fundraisers, and functions that cater to the interests and needs of the community. A licensee with a genuine desire to develop the food offering and who is confident in promoting events, functions, and food offerings via social media, driving foot traffic whilst fostering relationships with existing and potential guests, establishing Weavers within the community.



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