

**TO LET/MAY SELL**

# McNABBS

1552 Dumbarton Road | Glasgow | G14 9DB



**Rental Offers Over £25,000 per annum**

- Situated on a very busy arterial route and forms part of a parade of retail units.
- Large, attractive frontage direct to Dumbarton Road.
- Large public house, suitable for both wet and food sales.
- Excellent opportunity to continue operating as a traditional bar or amend operation to a restaurant/café.

## GOOD QUALITY TRADITIONAL BAR IN EXCELLENT TRADING LOCATION



### Location

McNabbs is situated in a first class location on the corner of Dumbarton Road and Queen Victoria Drive. Dumbarton Road is a very busy arterial route, linking the West End to the City Centre.

Specifically, the premises are situated on Dumbarton Road, at its junction with Balmoral Street. The premises have a south facing frontage with a pavement licence, and ample space for tables and chairs. The immediate area is densely populated with tenement flats, together with high value housing and Scotstoun Stadium, the home of Glasgow Warriors Rugby Team, situated nearby.

The premises form part of a single storey parade of retail units. Adjacent occupiers include, William Hill, Willis Pharmacy and a mix of other retail and hot food units.

This is a first class location for either a traditional public house or a change of operation to provide a restaurant/bar or coffee shop.

### Description

McNabbs is arranged within a single storey part stone/brick and block constructed building, under a pitched roof, clad externally in tiles.

The premises benefit from a first class frontage. There are tiles at lower level, with a large central window section, together with traditional signage above. The windows provide excellent natural light internally. The premises are accessed from a large doorway, directly onto Dumbarton Road.

### Accommodation

The accommodation is as follows:

#### Bar Area

McNabbs provides a highly attractive single bar operation. Internally, the ceiling height is high and, with the windows to the



front, there is excellent natural light. There is an open plan seating area with timber bar servery set to the rear, which has a timber and mirrored gantry. We would estimate total seating for approximately 80 persons (licensed capacity for 166 persons) from a mix of fixed back and loose tables and chairs. There is a raised stage to one side, pool table, 2 gaming machine, digital Juke Box and wall mounted TVs. The bar has attractive traditional decorations throughout, including part open brick walls, timber beamed ceiling and timber dado walls.

### Kitchen

Staff kitchen situated to the rear of the bar servery.

### Customer Toilets

Accessible toilet. Ladies and gents toilets.

### Service Areas

There are large service areas situated to the rear. These include a cleaner's store, cold drink dispenser store, manager's office, boiler room and beer server. Access for deliveries is directly to the rear of the premises.

The ground floor extends to 213.66 sq. m. (2,300 sq. ft.).

### Rateable Value

The premises have a Rateable Value of £17,400 as of 1st April 2023.

### Services

The premises are connected to mains services, including water, gas and electricity. Heating to the premises is from a gas fired central heating system. In addition, heating and air conditioning are provided by reversible Aircon/Heat Pump ceiling mounted units.

### Premises Licence

The premises currently operate under a Premise Licence.





## The Business & Opportunity

McNabbs is situated in a first class location on a busy arterial route and also within a densely populated area.

The premises currently trade as a traditional bar serving the local community. The business would be ideal to continue trading as a traditional bar or may also be suitable for conversion to a more food led operation, which may include a café bar, restaurant or café. Although the premises do not have a fitted extraction within the kitchen, one could easily be added given that the premises are single storey.

This is an ideal opportunity for an experienced publican or restaurateur to acquire a property in a first class trading location with clear trading potential.

Historically, the business traded in the region of £320,000 net of VAT.

## Lease Terms

The premises have been placed on the market at Rental Offers Over £25,000 per annum. There is a Nil Premium for the fixtures and fittings, although these will remain in the ownership of the landlord. A rental deposit and/or limited personal guarantee will be required from an incoming tenant. We envisage a lease term of at least 10 years, albeit this is negotiable. The incoming tenant will be tied to the purchase of draft and bottled beers, with a discount to the equivalent of £125 per barrel, passed back to the tenant.

## SALE

Although our client's preference is to lease the premises, a sale may be considered. Please contact a member of the CDLH team to discuss the sale price.



## EPC

The property has an EPC rating of G.

## Anti Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

## **Viewing - Strictly by appointment**

For an appointment to view, please contact:

**Sharon McIntosh**

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For further information, please contact:

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