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The Park Bar, 1202 Argyle Street, Finnieston, Glasgow, G3 8TE
£75,000 per annum – Leasehold

Find out more at
www.g-s.co.uk

- **Brilliant Opportunity to Run a well-established Traditional Pub in Glasgow West End**
- **Enviably Location in the Ever-Popular Finnieston district of Glasgow**
- **A Charming Pub which Benefits from a Large Open Plan Space Perfect for a Jig**
- **A Warm and inviting atmosphere with an abundance of traditional features**



INTRODUCTION

The Park Bar has been serving the residents of Glasgow since 1895. For over 120 years the lively Scottish bar has been a hub for the Gaelic Community, offering residents and visitors a truly Scottish Experience. The pub has kept its quaint charm making it appealing to a wide range of clientele.

What sets the Park bar apart is its location, sitting proudly on Argyle street, among the hustle and bustle of Finnieston, the Pub seamlessly blends Scottish traditional features and contemporary comforts to provide a comfortable relaxed atmosphere.

Externally, the front of the property is very traditional with stone walls and in-keeping signage. Internally, the property stands out with its period features, combining rustic elements with modern design to create a warm homely atmosphere.

The Park Bar is a well-established business, acting as a popular venue for ceilidh music for more than 50 years, hosting some of Scotland's finest traditional musicians. The Park bar also boasts an impressive selection of fine Scottish drinks. The current tenants have run the pub for nearly 30 years and are moving onto pastures new, leaving behind an excellent business perfect for the right tenant to build upon.

From a business perspective, The Park Bar offers a great opportunity to run a successful already established business in Glasgow's West End. The public bar already has a stellar reputation and a loyal customer base, attracting visitors from near and far throughout the year. The charm and warm atmosphere mean the property is attractive to a wide range of customers.

THE PROPERTY

The Property is a licensed premise originally dating from the 18th Century, comprising a public bar on the ground floor of a 4 story tenement building.

The Property is originally constructed in stone with the accommodation over 2 principal floors the ground and basement under a pitched slate-covered roof.

ACCOMMODATION SUMMARY

Public areas

- Public bar area (50 covers)

Supplementary areas

- Ancillary stores
- Drinks cellar
- Commercial kitchen

TRADE

The Turnover of the business was £976,630 in the year ending 2022.

Further information for the business will be shown to seriously interested parties following a formal viewing.

STAFF

TUPE regulations will apply to all members of staff.

LICENCE

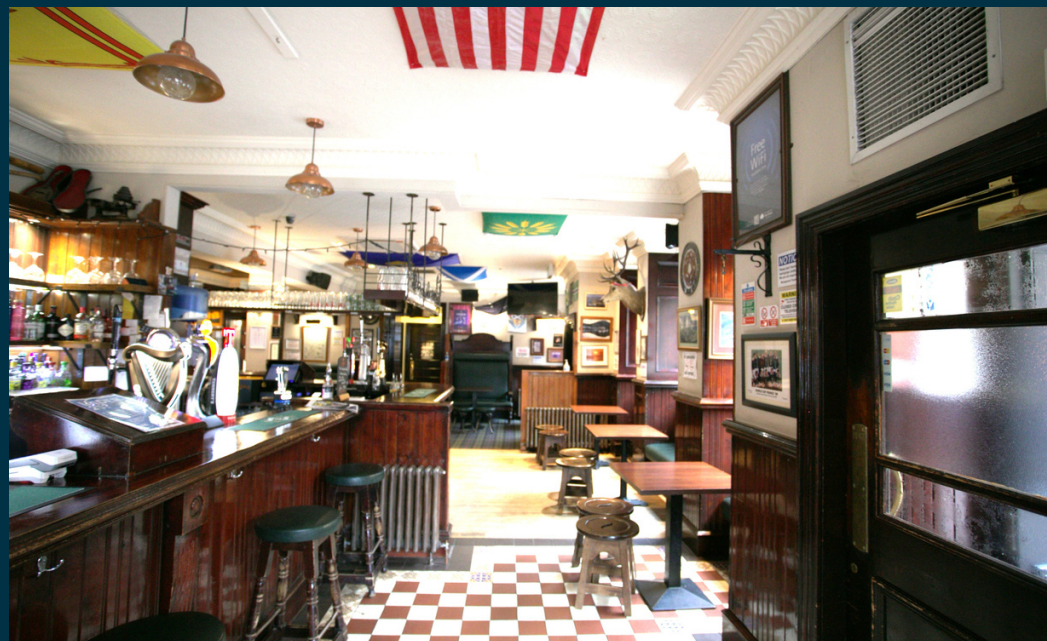
The Premises is Licensed under the Licensing (Scotland) Act 2005.

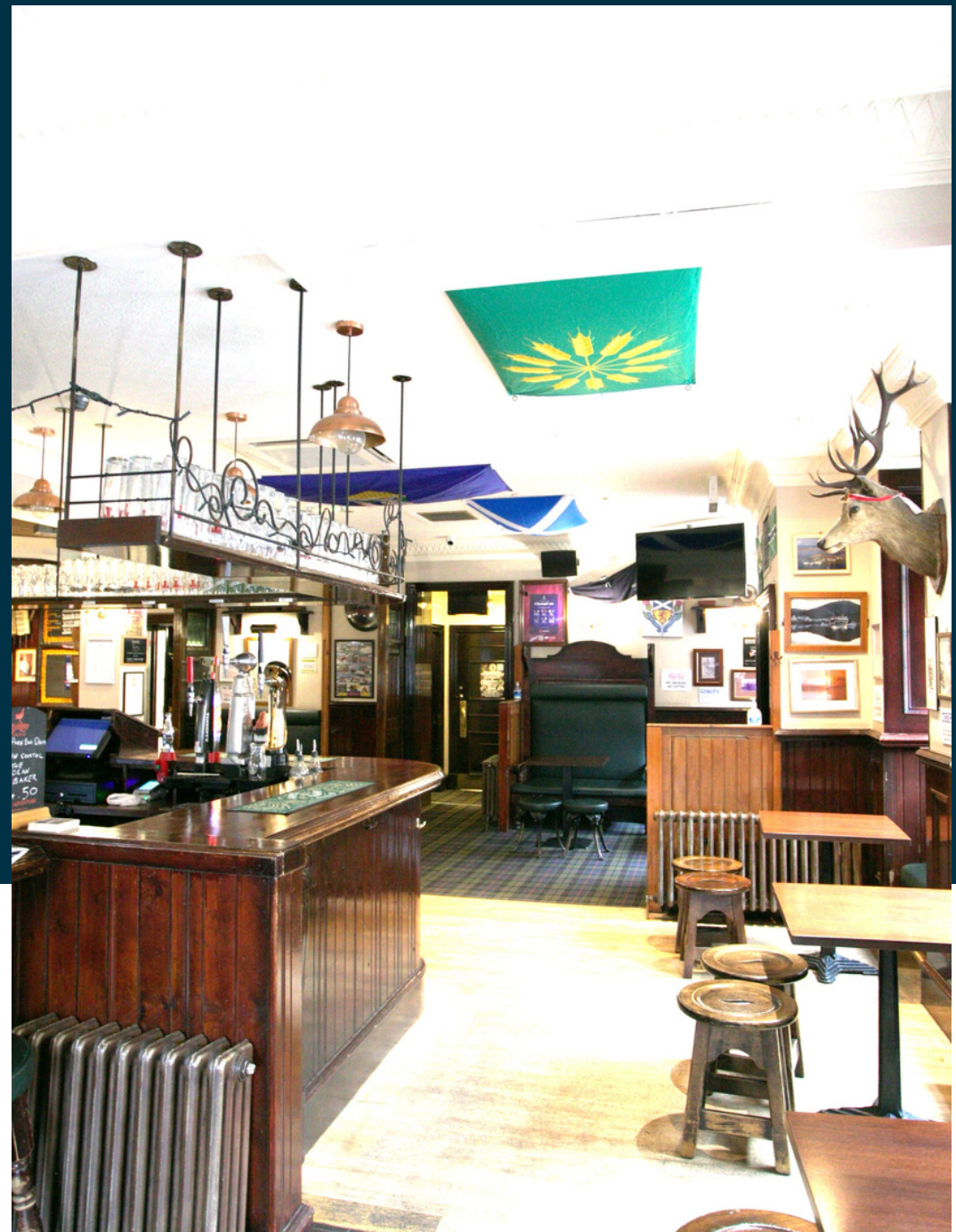
SERVICES

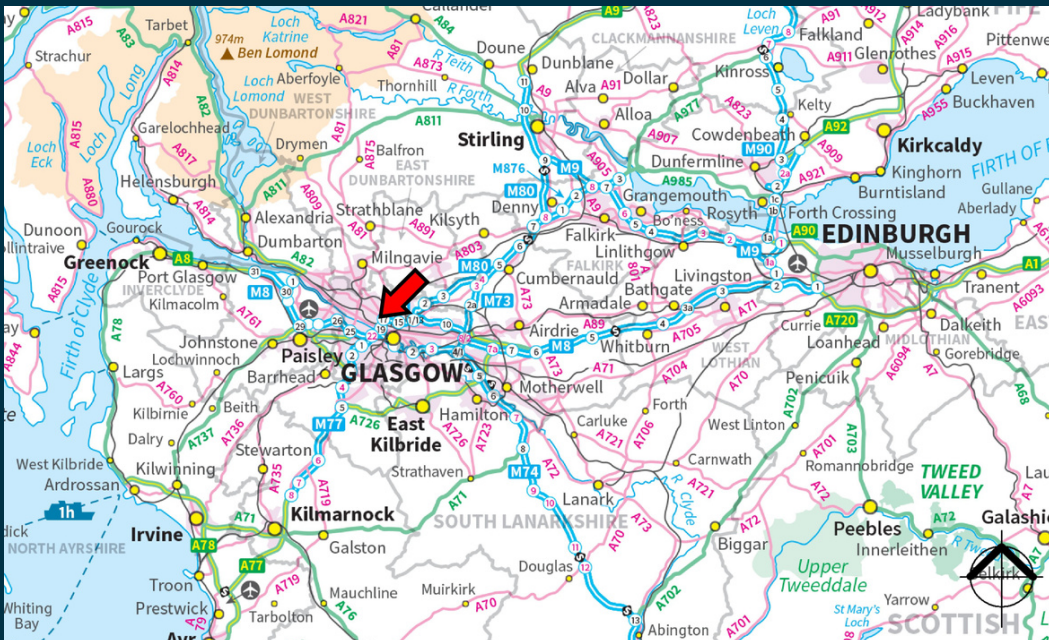
The property is connected to a mains supply for water, drainage, gas and electricity. CCTV and Burglar Alarms are installed. A newly installed EPOS system is included.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is "E".







RATEABLE VALUE/COUNCIL TAX

The Park Bar - Rateable Value is £58,500 (effective date 01/04/2023).

TENURE

The Leasehold interest in the property is being sold. The current rent is £75,000 per annum and we are asking for an ingoing premium of £225,000 which includes the goodwill of the business and the fixtures and fittings. The current lease has 9 years remaining and the pub is a beer only tied pub. The landlord is Trust Inns.

PRICE

Offers of £225,000 are being sought for the ingoing premium of the leasehold interest. The rent is £75,000 per annum. Stock in trade will be sold at valuation on the date of entry.

EXCLUSIONS

There are no exclusions in the sale.



FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald
233 St Vincent Street
Glasgow
G2 5QY



To arrange a viewing please contact:



Martin Sutherland
Licensed Trade & Business Agent
Martin.Sutherland@g-s.co.uk
07768 704 203



Emily Hewitson
Hotel & Licensed Trade Agent
Emily.Hewitson@g-s.co.uk
07795 518 627



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

Date published: November 2023

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.