



Brickworx

- Fully Refurbished Bar/Restaurant
- Prominent Corner Position
- Presented in First Class Order
- Trading Profitably under Management
- Beer Garden & Kids Play Area
- Potential to Increase Trades - EPC Rating C

54 Main Street, Glenboig, ML5 2QT

Freehold: OIEO - £420,000

Ref: 6854099

LOCATION

Glenboig is a small village in North Lanarkshire, Scotland, located about 10 miles (16km) northeast of Glasgow. Originally a farming community, Glenboig's transformation began in the 1830's with the discovery and exploitation of fireclay, a heat-resistant material ideal for use in furnaces.

By the late 19th Century Glenboig had become a global centre for fireclay production, with five major works operating by 1895. The village's population grew rapidly during this industrial boom from just 120 in 1861 to over 3,000 by 1939.

The fireclay industry declined in the 20th Century with the last brickworks closing in 1980. However Glenboig has continued to evolve. In recent years, it has seen residential development, including new housing estates and the revitalisation of Glenboig Village Park in 2009 with National Lottery funding.

The bar/restaurant is located in the heart of the village benefitting from a prominent corner position.





DESCRIPTION

Brickworx in Glenboig refers to the legacy and physical remnants of the village's once world renowned fireclay brickmaking industry, which played a pivotal role in the Industrial Revolution

The business forms the end of a terrace on a corner position. Fully refurbished, externally the property has a painted exterior laid under a pitched and tiled roof to the front.

THE OPPORTUNITY

Brickworx has been trading for the passed few years successfully having developed a first class trade, providing a venue for all the family with the food menu being priced correctly.

The business offers various events and entertainment throughout the calendar year. A number of advanced events are already booked throughout 2025 and beyond.

The business will be of interest to regional and local operators who are looking to add a quality venue to their portfolio.

INTERNAL DETAILS

The bar/restaurant is entered from the main street to the front of the building.

Internally, the bar servery is located to the rear wall occupying a central position. There is wall to one side with complimenting table and chairs and bar stools to the front of the servery.

No expense has been spared creating a modern feel to the bar/restaurant with quality lighting and flooring throughout. There is additional seating to one side, adjacent to the rear exit to the beer garden and kids play area.

The kitchen is a fully fitted stainless steel kitchen with all modern appliances and extraction system.

Ladies and gents WC's are located to the side and rear.





TRADING HOURS

The business trades six days per week:

Monday

Closed

Tuesday to Thursday

12.00noon - 10.00pm

Friday

11.00am - 1.00am

Saturday

9.00am - 1.00am

Sunday

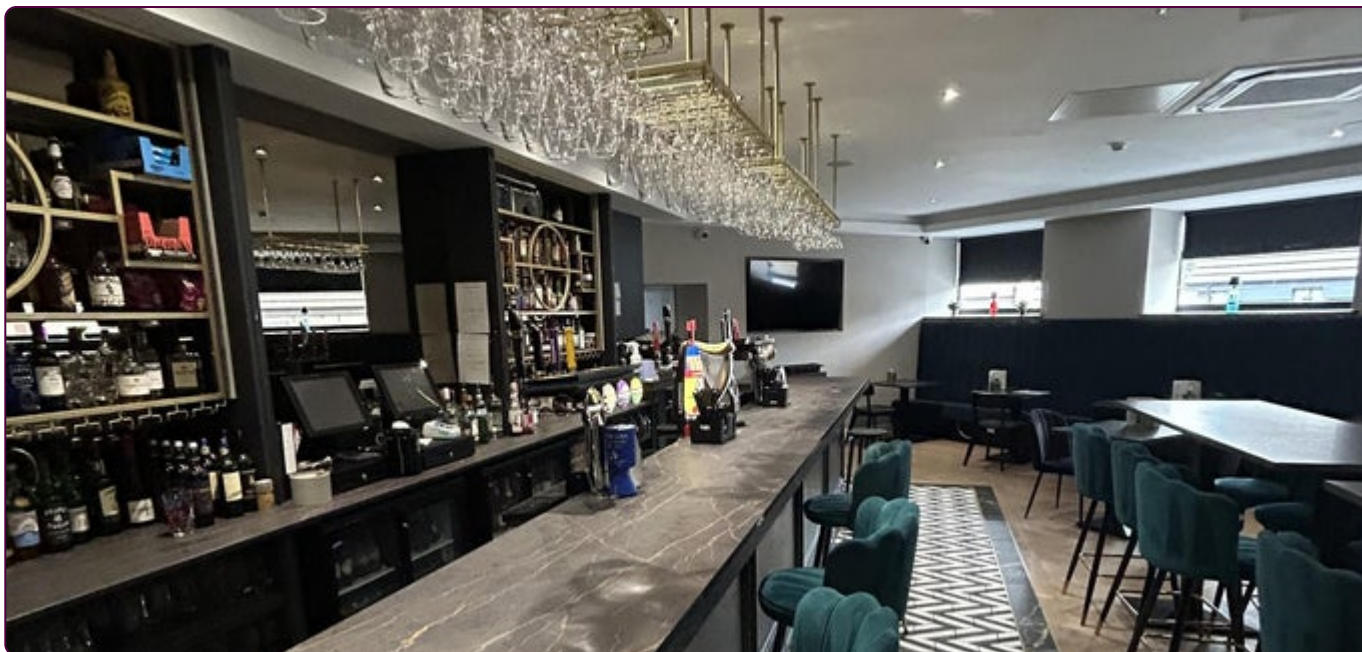
9.00am - 10.00pm

FIXTURES & FITTINGS

The bar/restaurant is well fitted out.

A full trade inventory will be made available at the time of sale.

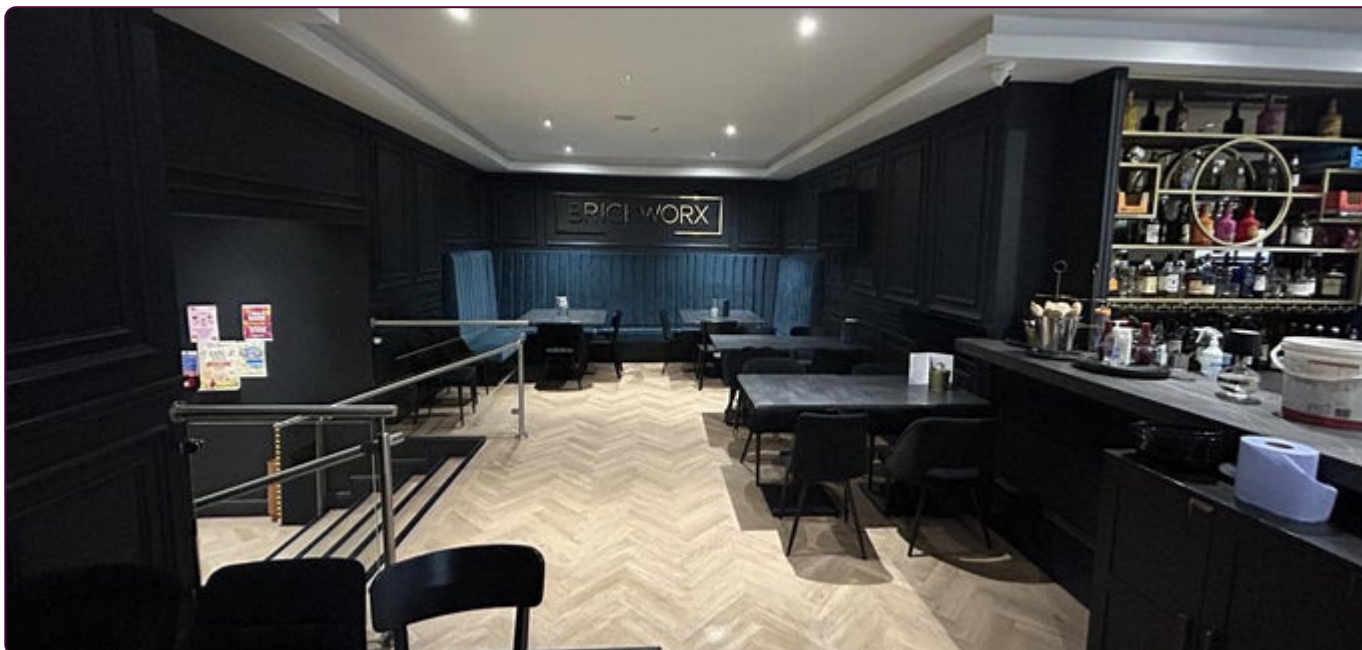
We understand that all fixtures and fittings are free from loan or HP agreements apart from the coffee machine.



STAFF

Brickworx is currently operated with a balance of full and part-time staff.

A staff schedule will be made available to interested parties after viewing.





EXTERNAL DETAILS

Located to the side of the property is the beer garden which has wooden picnic style tables positioned throughout.

There is an enclosed kids play area to the rear which is grassed with additional seating, kids climbing frame and chute.

TRADING INFORMATION

Turnover to year ending 30.11.24 is c.£800,000 net of VAT.

Certified accounts will be made available to seriously interested parties after a formal viewing.

REGULATORY

Premises License

BUSINESS RATES

The Rateable Value as at 1 April 2023 is £10,700.

Confirmation of actual rates payable can be obtained from the local Authority.

DEBT & INSURANCE ADVISORY

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CONDITIONS OF SALE

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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