

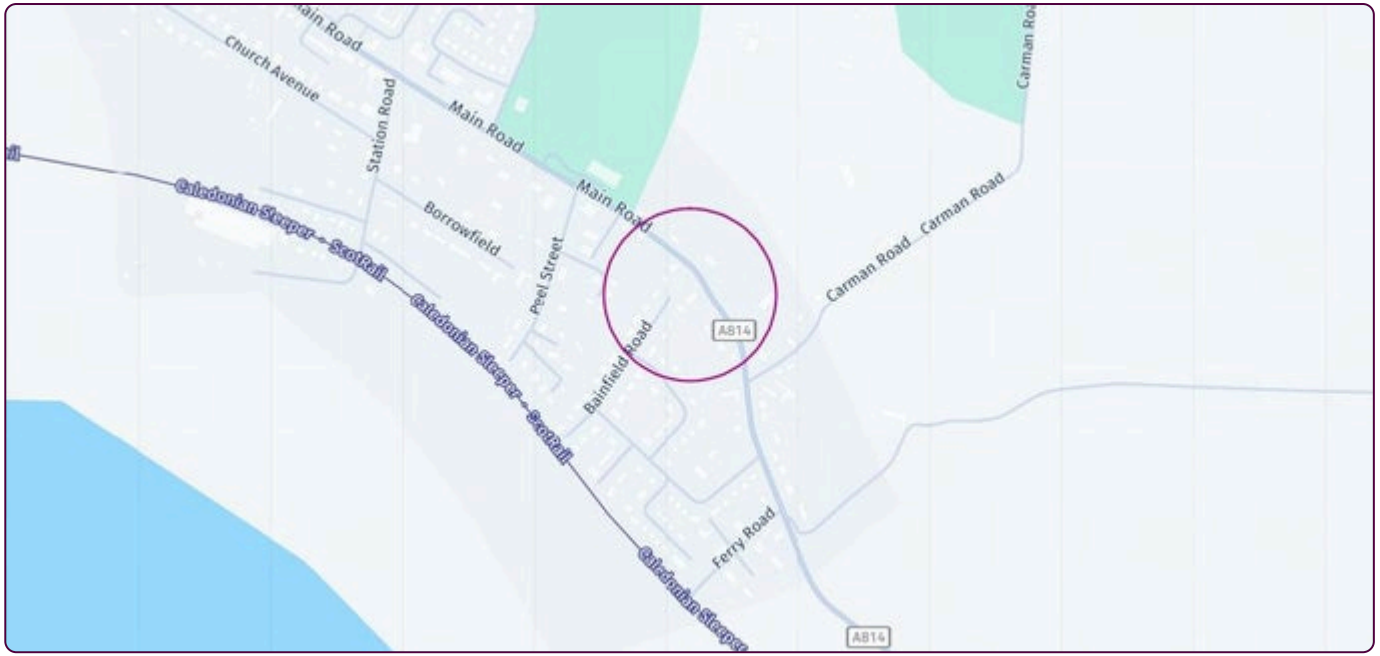
CARDROSS INN

Main Road, Cardross, G82 5JX

FREEHOLD: OIRO - £550,000 | REF: 6854109

KEY HIGHLIGHTS

- Established Licensed Venue
- Prominantly Position on the Main Road
- Extensive Restaurant in 3 Areas
- Public Bar & Games Room
- 5 En suite Letting Bedrooms
- Large Beer Garden & Car Park | Investment Disposal | EPC Rating G

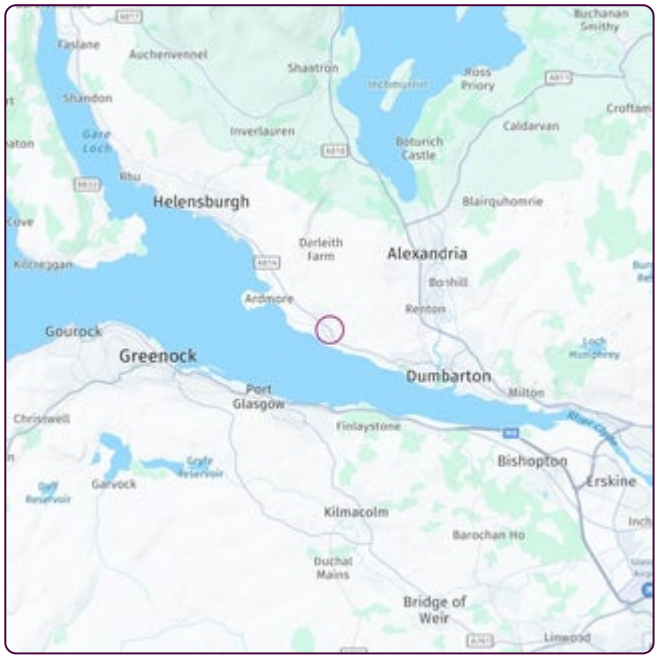


LOCATION

Cardross is a scenic village in Argyll and Bute, located on the north side of the Firth of Clyde, between Dumbarton and Helensburgh. It is known for its historic significance, peaceful residential character, and beautiful landscapes. Lies roughly halfway between Dumbarton and Helensburgh.

Situated on the northern shore of the River Clyde with lush greenery and views across the water.

The Inn sits in the heart of Cardross across from Cardross Golf Club.







DESCRIPTION

A small traditional Scottish village Inn on Main Road, featuring a modest rural exterior and a sympathetically modernised interior.

Its scale of five rooms, ground-level entrance, beer garden, and quaint frontage reflect the architectural character typical of village Inns in Argyll & Bute.

The property is detached and of traditional stone construction laid under a pitched and slate roof of various levels. The public areas are located on the ground floor whilst the letting bedrooms are located on the first floor. The original building has been extended at various intervals.

INTERNAL DETAILS

The bar and restaurant at the Cardross Inn are very much an example of a cosy traditional Scottish Inn serving modern European and Scottish cuisine, with a strong emphasis on local fresh ingredients. The bar has a selection of Malts, ales and beers served in traditional but modern bar area.

Throughout the Inn there has been much thought and design put in, to creating a first class venue.

THE OPPORTUNITY

The Cardross Inn offers a restaurant that serves modern European and Scottish cuisine with a strong focus on local fresh produce covering breakfast, lunch, dinner, and afternoon teas.

The Inn already positions itself as a local hub with sports, live music, and a busy social environment. Being close to the neighbouring cemetery the Inn is also holds funeral gatherings.

Given the Inn's cosy rooms, strong food offering, and charming Cardross location, opportunities include:

- Micro weddings (15–40 guests)
- Private dining for birthdays/anniversaries
- Small corporate retreats using the boutique rooms
- Wine or whisky corporate hospitality packages and much more





GROUND FLOOR

The restaurant is designed in three distinct parts offering around 70 covers and described as a "charming neighbourhood gem" offering a warm, inviting dining experience.

The bar is a warm inviting and community oriented Scottish pub space with quality whiskies and cocktails, regular entertainment, and a friendly local atmosphere, which makes it perfect for relaxing after exploring Cardross or enjoying a drink alongside the gastropub dining experience.

A well appointed servery with free-standing circular tables surrounded by high stools and chairs, as well as selected wall seating. The bar area leads to the open plan games room with pool table and bandit.









LETTING ACCOMMODATION

Located on the first floor, the Cardross Inn offers five boutique letting bedrooms, designed to provide a cosy, modern, and comfortable stay in the heart of Cardross.

These rooms combine traditional Scottish charm with contemporary features.

- King size beds (in most rooms)
- Flat screen TV
- Nespresso machine with premium coffee pods
- Private en suite bathrooms with modern fittings
- Wardrobe and soft seating
- Free WiFi

FIXTURES & FITTINGS

The fixtures and fittings are owned by the tenant.

TRADING HOURS

Monday to Wednesday
11.00am - 12.00am

Thursday to Saturday
11.00am - 1.00am

Sunday
11.00am to 12.00am

TRADING INFORMATION

The Cardross Inn is currently subject to an occupational lease.

The current lease details are as follows.
Lease Expiry- 25 June 2028
Rent - £76,756.03
EBITDA - £78,000





EXTERNAL DETAILS

The Cardross Inn features a refurbished beer garden providing an inviting outdoor space for guests to enjoy drinks, meals, or social gatherings in warmer weather. This area is mentioned as part of the Inn's amenities and is used for social events and relaxed outdoor dining.

The Inn offers a private car park with approximately 10 spaces, making it convenient for overnight guests and diners arriving by car.

REGULATORY

Premises Licence

BUSINESS RATES

The Rateable Value as of 1 April 2026 is £36,250. Confirmation of actual rates payable can be obtained from the local Authority.


CARDROSS
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CARDROSS
PUBLIC BAR

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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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