



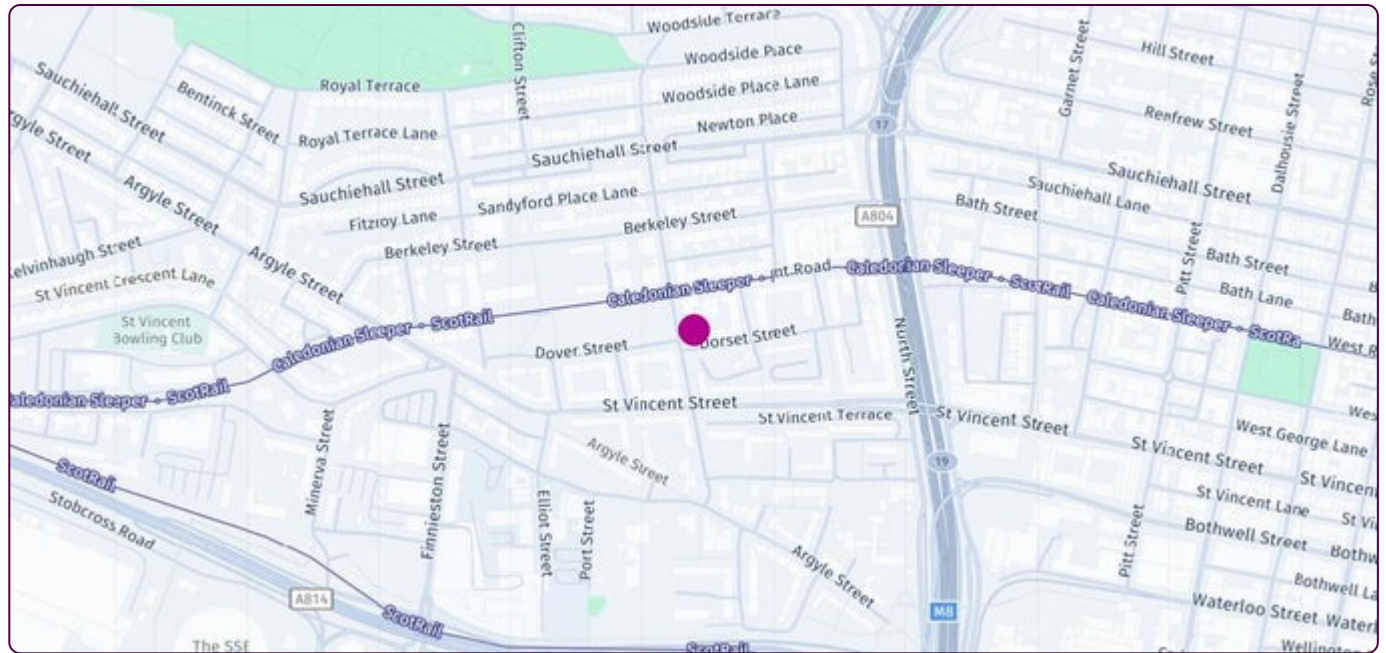
ORWELLS

70 Elderslie Street, Glasgow, G3 7AL

FREEHOLD: £325,000 | REF: 6854108

KEY HIGHLIGHTS

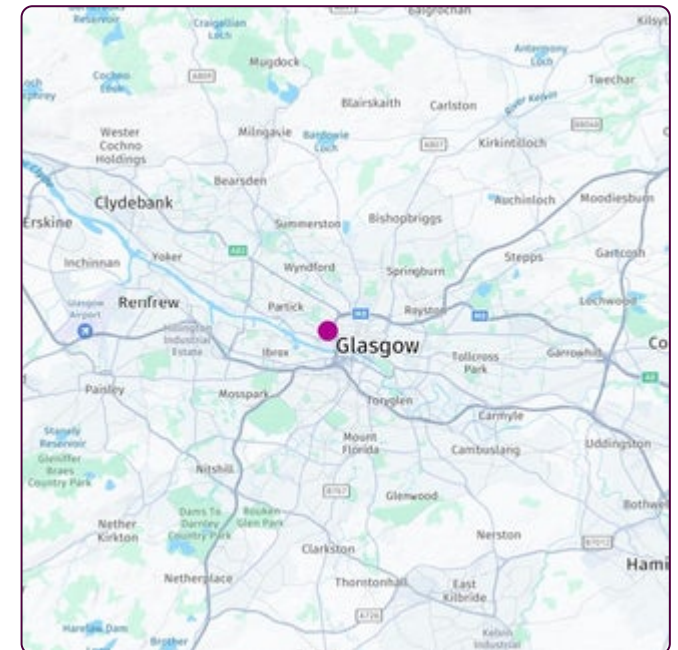
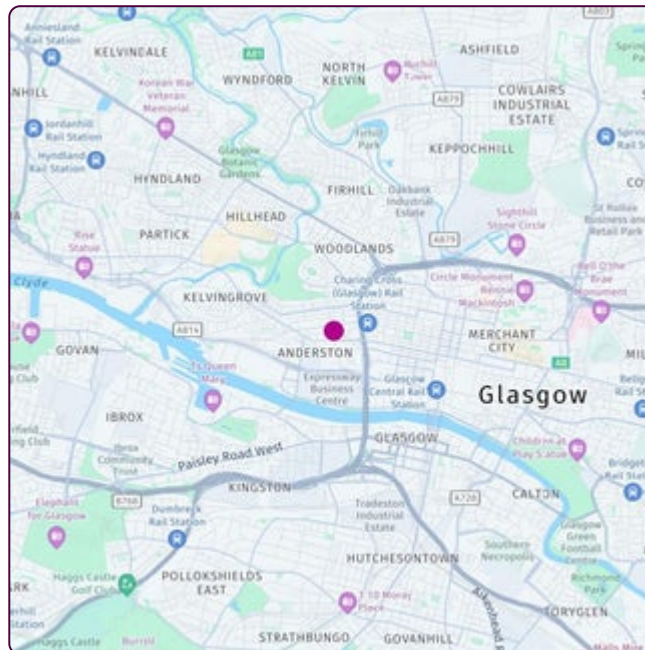
- Wet Led Public House
- Located in Glasgow West End
- Investment Sale
- Experienced Tenant in Situ
- Outside Seating
- Energy Rating D



LOCATION

Orwells is located on Elderslie Street, within the West End area of Glasgow and only a short five minute walk to Finnieston which has a buoyant licensed circuit with busy bars, restaurants and cafes. Sauchiehall Street is only five minutes walking in the opposite direction which further leads into Glasgow City Centre. The pub is surrounded by mainly residential flats and offices.

The OVO Hydro is 15 minutes south of the property and hosts around 140 events per year to include major concerts, comedy and sports.





DESCRIPTION

A small 'boozier' type public house located in the West End of Glasgow.

The property is available to purchase as an investment with an experienced tenant in situ until 4 June 2030. Full details of the Lease can be found in the 'Investment Summary' within the sales brochure.

THE OPPORTUNITY

Orwells is a well known public house located in the West End of Glasgow, popular with locals and those who are visiting the SSE Hydro. The business is 100% wet led with an existing offering of beers, wines and spirits.

Orwells has positioned itself as a great hub where everyone is welcome to visit for a great time. The business has a strong following across online platforms such as Facebook and Instagram. They also have fantastic reviews on Google.

INTERNAL DETAILS

As you enter the property, there is a large wooden bar located to the left for around 35 via fixed leather seating and wooden tables and chairs. There is additional seating the rear which can accommodate for a further 10 seated. There is an original fireplace which adds to the character, dart board and customer toilets.

The bar area is well fitted with tiled flooring and wood panelling. The large windows to the front of the property allow for plenty of natural light. There are several wall mounted TV's throughout the bar.

FIXTURES & FITTINGS

The fixtures and fittings are owned by the tenant.

INVESTMENT SUMMARY

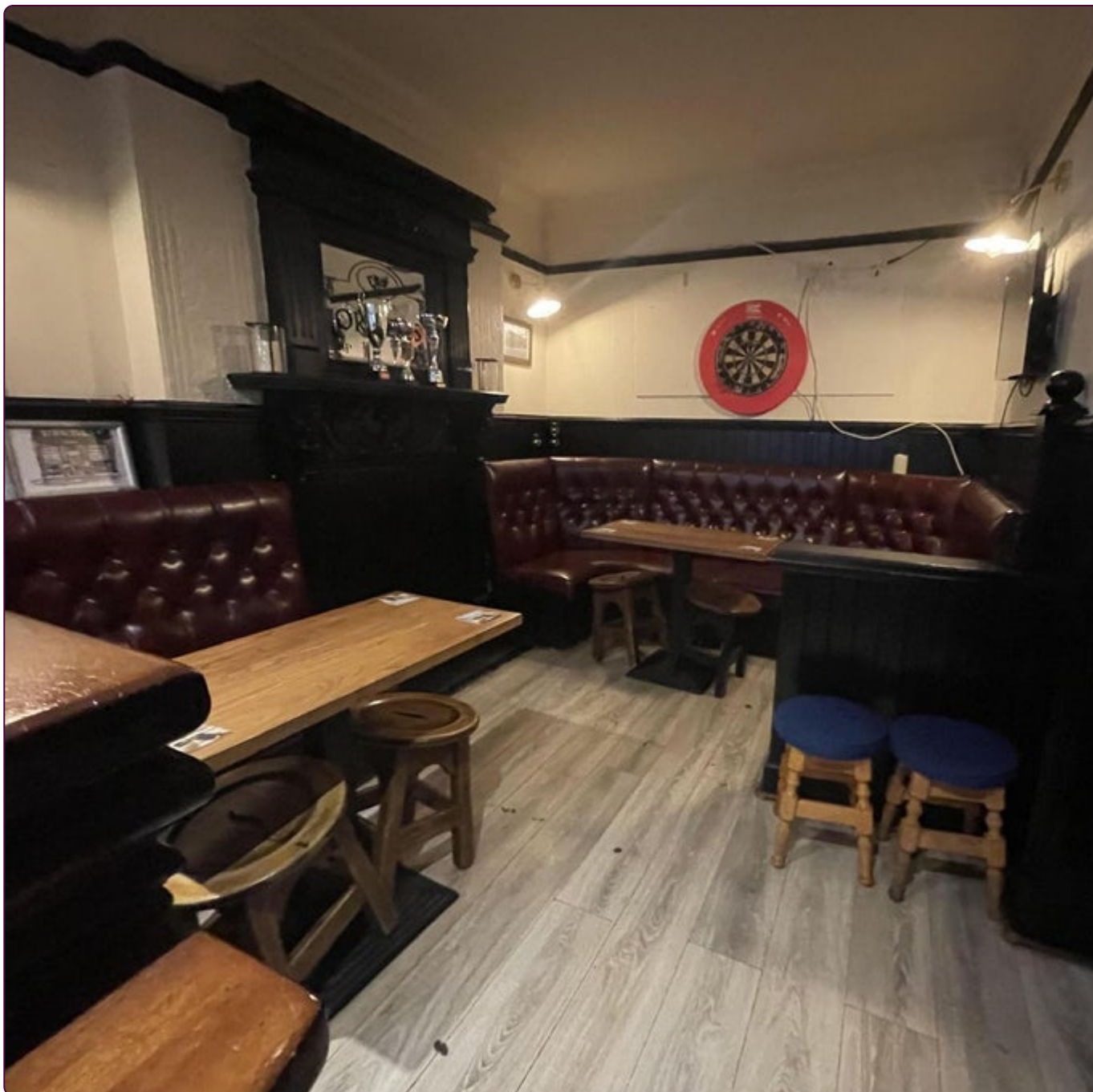
The property is currently let to a third party on the following terms:

Tenant - HMP Publicans Ltd

FRI - Tied lease

Annual Rent - £26,114.40

Lease Expiry - 4 June 2030





TRADING HOURS

Monday to Thursday - 11.00am - 11.00pm

Friday & Saturday - 11.00am - 12.00am

Sunday - 11.00am - 11.00pm

EXTERNAL DETAILS

The pub is located on the ground floor of a four storey property of stone construction. Parking is available on a first come first served basis although there is a loading bay to the front which is ideal for deliveries.

TENURE

Freehold Investment

REGULATORY

Premise License

BUSINESS RATES

The Rateable Value as of 1 April 2026 is £17,600.

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

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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E: enquiries@christiefinance.com

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CONTACT

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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:



TONY SPENCE

Associate Director - Hospitality

T: +44 7546 698 684

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

