Burns Howff

- Public House
- Wet Sales Only
- Situated in Town Centre
- Draught Barrelage - 171pa
- 3 Rented Flats on First Floor
- Energy Rating E

42 Fulbar Street, Renfrew, PA4 8PD

Freehold: £275,000

Ref: 6854105

LOCATION

The Burns Howff is located on Fulbar Street in Renfrew, a short walk from the historic Town Hall and Canal Street which has a huge offering of other bars, restaurants and cafes. Fulbar street is surrounded by residential dwellings and several other commercial properties.

Glasgow City Centre is around seven miles to the east with Paisley around three miles south west of Renfrew.

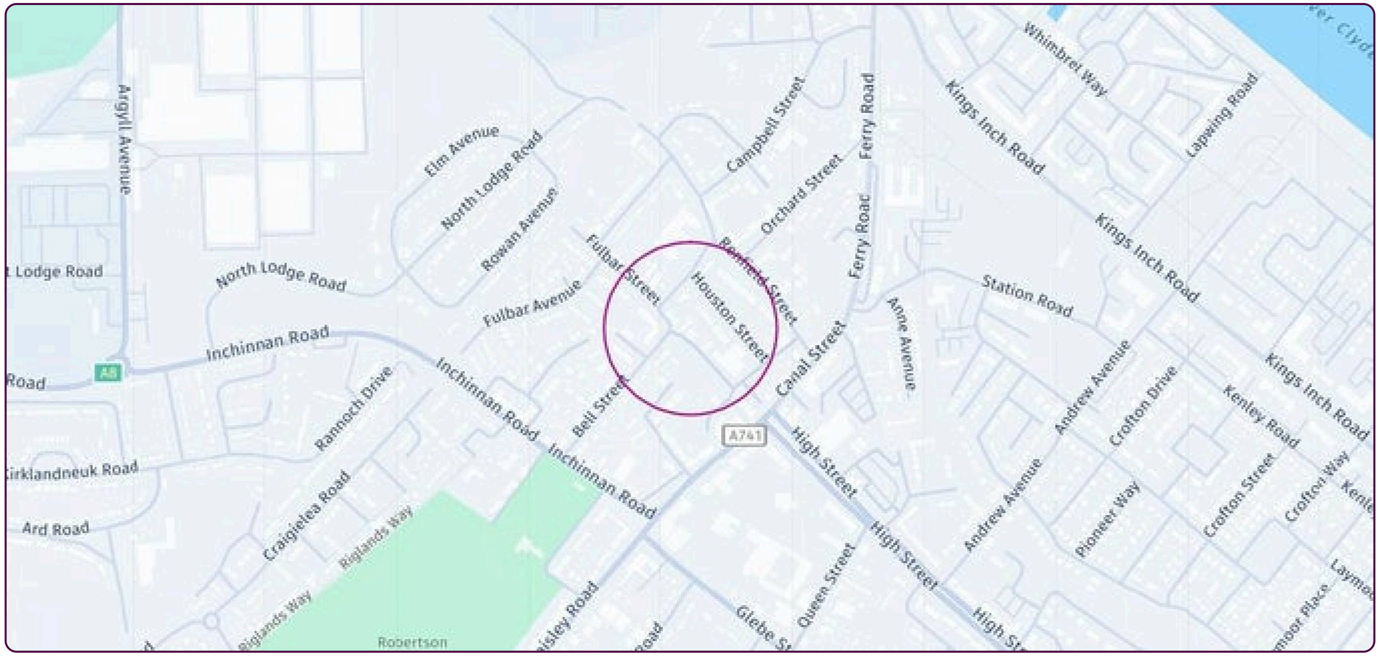
There is a bus service which operates via Renfrew to Glasgow City Centre every 15 minutes.

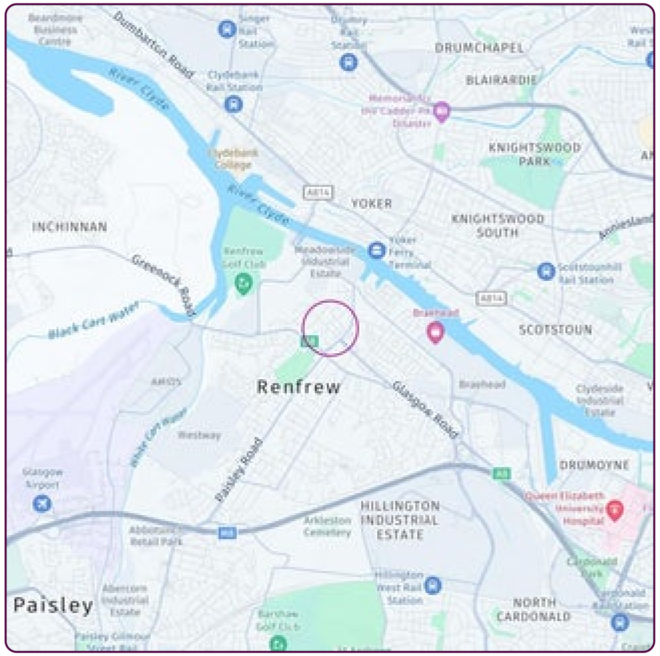
DESCRIPTION

A great opportunity to acquire a proper 'boozer' located in Renfrew.

The businesses trades with a wet led offering only and benefits from having three rented flats on the first floor.

The Burns Howff is popular amongst the locals as it shows live sports across Sky and TNT Sports. The high barrelage would no doubt appeal to both owner and multiple operators.





THE OPPORTUNITY

A great opportunity to acquire a great 'wet led' community 'boozer' located within the town centre of Renfrew. Our clients have owned the business for 25 years and are now selling to retire from the trade.

This free house is popular amongst locals as they offer live sports via Sky/TNT as well as hosting pool teams. The pub offers a variety of beers, wines and spirits and has an annual barrelage of around 171.

Although the lounge is available to hire for private functions, this is a side of the business that could be developed further to boost the existing turnover. The business has great reviews on Google and currently uses Facebook for all social media activity.

Given the levels of turnover and profit, the business would be well suited to an owner operator. If you were to combine the pub income with accommodation income then it may also appeal to multiple operators or investors.

INTERNAL DETAILS

Upon entering the property, a small corridor leads to the bar which is to the left and the lounge is located to the rear. The bar is fixed to the wall and backs onto the lounge. The bar area can accommodate for around 40 via moveable wooden tables and chairs, a gaming machine and wall mounted TV as well as customer toilets.

The lounge can accommodate for a further 50 via fixed leather booths and wooden moveable tables and chairs. There is a pool table, fruit machine and several wall mounted TV's together with male and female toilets.

A single door to the rear of the lounge leads to the rented accommodation on the first floor, this consists of a small studio, one bedroom flat and a two bedroom flat.

TRADING HOURS

Sunday to Thursday
11.00am - 12.00am

Friday
11.00am - 1.00am

Saturday
11.00am - 1.00am

TENANCY

Letting Accommodation:

- Studio - £400pm (tenant in situ for one year)
- One Bed Flat - £400pm (tenant in situ for six years)
- Two Bed Flat - £500 m (tenant in situ for three and a half years)

FIXTURES & FITTINGS

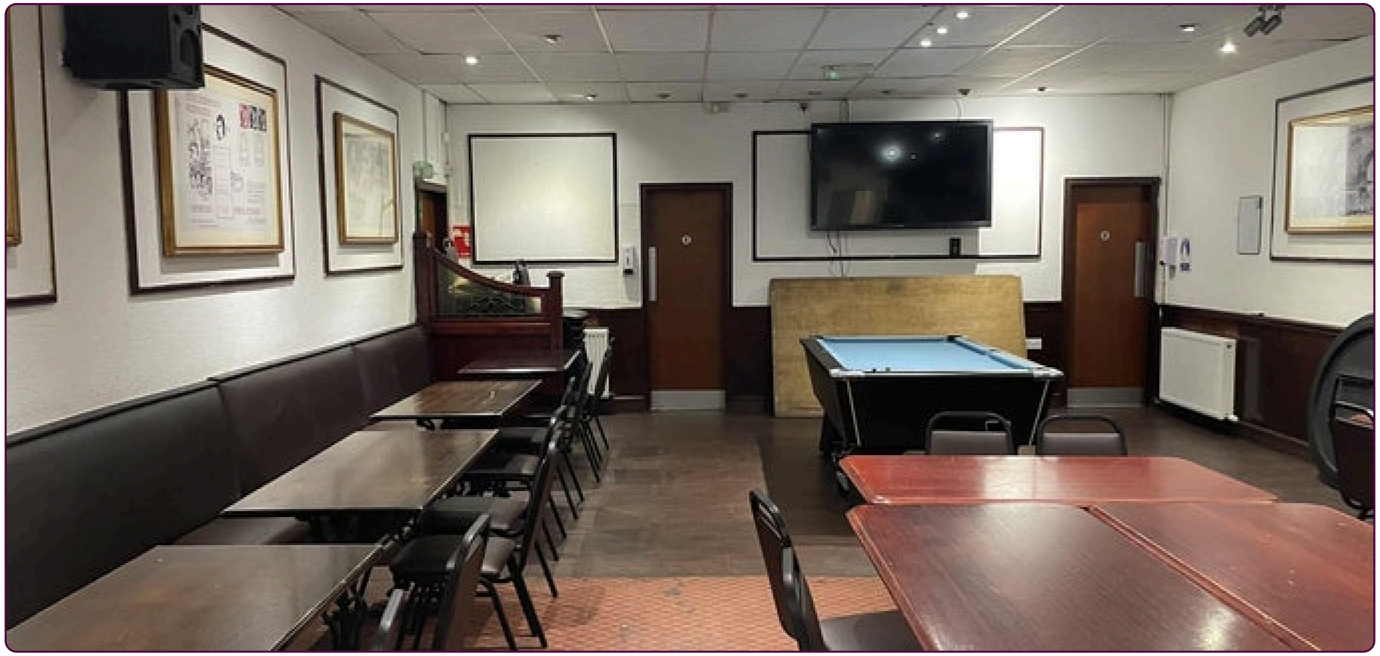
All fixtures and fittings are included (excluding any personal items). A full inventory will be provided after a deal has been agreed with our client.

STAFF

All Staff employed with the business will transfer under TUPE. A full staff list can be provided to interested parties.

REGULATORY

Premises License



EXTERNAL DETAILS

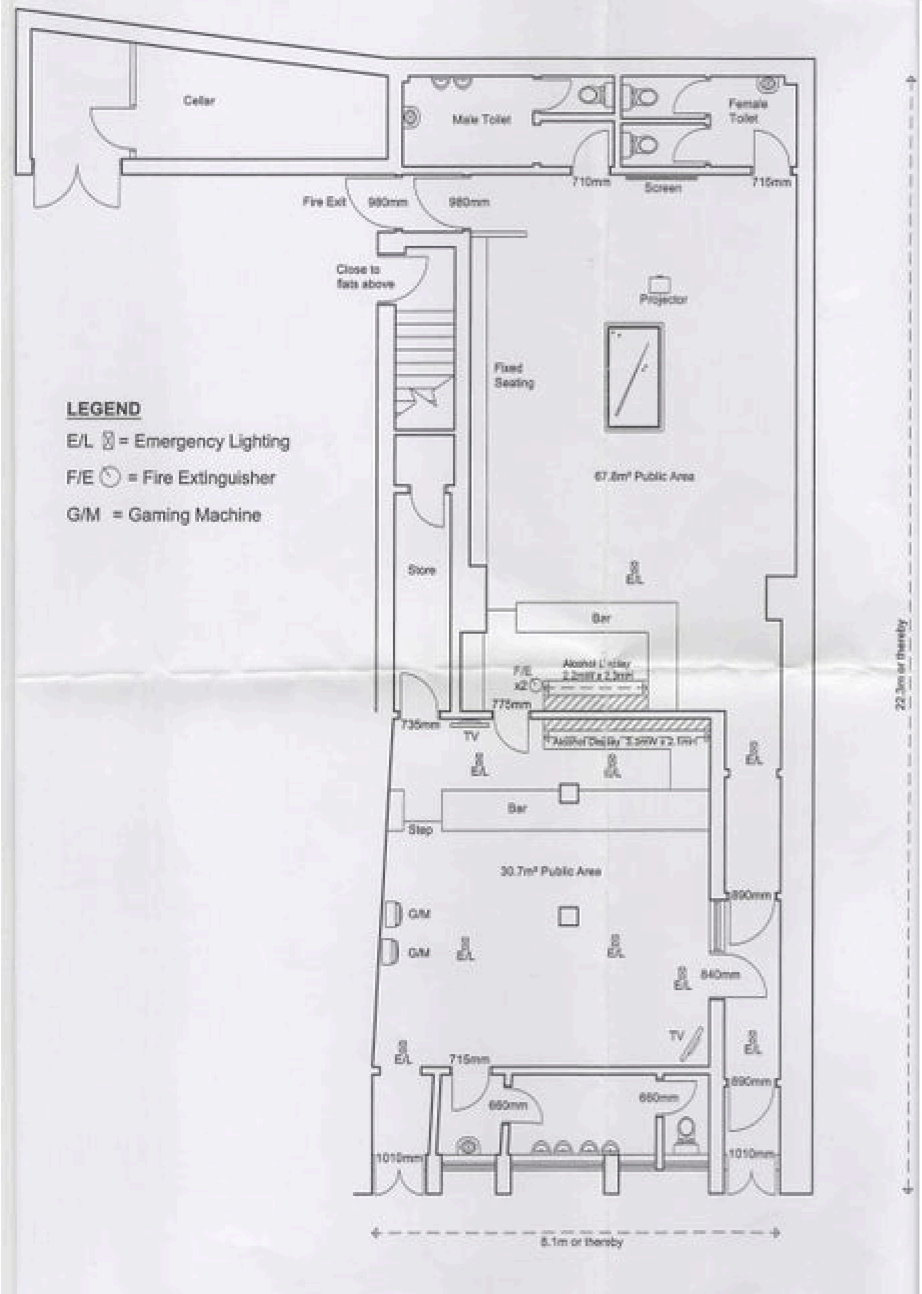
An end-terraced property of traditional stone construction with a pitched and slated roof.

TRADING INFORMATION

Full trading information will be provided to interested parties after a formal viewing.

BUSINESS RATES

The Rateable Value as of 1 April 2026 will be £16,500. Confirmation of actual rates payable can be obtained from the local Authority.



Ground Floor Plan as Existing 1/100

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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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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