



The Laurieston Bar

Ref: 6854039

58 Bridge Street, Glasgow, G5 9HU

Freehold: £750,000

Family owned for over 40 years

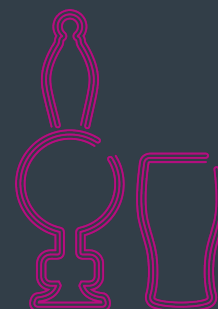
Established Business Generating Good Profits

Wet Sales only, High Barrelage

Easily Managed Business

Energy Rating G

CLOSING DATE SET | FRIDAY 17TH NOVEMBER 2023 | 12PM



A rarely available opportunity to acquire a well established public house business which has been owned by the same family for over 40 years. The business is well placed to succeed going forward and would suit both an owner operator or could be added to an existing portfolio.

The area will also benefit from local developments at Central Quay with the addition of over c.350 apartments.



Location

The Laurieston Bar is situated in a prominent location at the corner of Bridge Street and Norfolk Street in the Gorbals district, which is in the southern part of Glasgow's City Centre. Glasgow is the largest city in Scotland and one of the UK's most vibrant and culturally rich urban centres, with the city centre only a 10 minute walk.

Bridge Street underground is a stone's throw away from the property, with the Laurieston Bar featuring as one of the most popular stops on the sub-crawl circuit, this activity attracts both locals and tourists and is another great way to experience Glasgow's vibrant nightlife.

The bar also benefits from additional footfall from the O2 Academy which has a capacity of around 2,500 and hosts events all year round including live music, comedy and club nights.

Queen Street and Central Station are located in the centre of Glasgow, and allow travel throughout the majority of Scotland as well as the UK.

The Opportunity

A 'one off' opportunity to acquire a famous and well-loved public house in Glasgow.

Our clients have owned and operated the business for over 40 years and are now selling for a genuine retirement.

The Laurieston Bar is an award winning wet led pub and is well known and established within the local area's licensed trade. This rare opportunity to purchase a proper 'boozie' with high turnover and profits through strong draught and spirit sales could be developed further by stretching the current opening hours beyond 11.00pm.

Fixtures & Fittings

All fixtures and fittings are included with the sale (excluding any personal items).





Regulatory

Premises Licence

Trading Hours

Monday to Saturday
11.00am - 11.00pm

Sunday
12:30pm to 11.00pm

Staff

All employees within the business will transfer over to a new purchaser under TUPE legislation.

Tenure

Freehold



Internal Details

The Laurieston Bar can be accessed from both Bridge Street and Norfolk Street. The Bridge Street entrance gives access to both the bar and lounge areas and Norfolk Street access to the bar area.

The lounge can comfortably seat around 40 through fixed leather seating as well as moveable tables and chairs, there is also space to sit and stand around the bar area. The female and gents' toilets are located to the rear of the lounge, with a corridor also providing access to the public bar.

The public bar again can seat around 40 through fixed leather seating, moveable chairs and fixed traditional split-level formica tables. The bar is uninterrupted and runs to around 10 metres in length with plenty of stools and space to stand, both the public bar and lounge are served from the same area.

The Laurieston Bar has kept its traditional theme throughout with panelled walls and ceilings, memorabilia and drawings from local artists form part of the décor and add to the character of the pub.

Behind the bar is a hatch which provides access to a large cellar area.



External Details

A single storey end terraced property with a flat roof. On-street parking is available within the area on a first come first served basis.

Trading Information

The business has enjoyed consistent levels of turnover and profits in recent years. Current annual draught barrelage is around 315.

Full Trading Profit & Loss Accounts will be provided to seriously interested parties after a formal viewing.

Business Rates

The Rateable Value as of 1 April 2023 is £26,500. Confirmation of actual rates payable can be obtained from the local Authority.



Customer Due Diligence Checks

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.

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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Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189

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