



Former VibeZ

- Bar
- Well Positioned in Town Centre
- New Lease Available
- Premises License
- Large Beer Garden / Smoking Area
- Energy Rating G

24 St John Street, Coatbridge, ML5 3EJ

Leasehold: £10,000 Key money

Annual Rent: £17,500

Ref: 6854065

LOCATION

The former VibeZ bar is located on St John Street, in between Muirhall Street and Main Street within the town centre of Coatbridge, North Lanarkshire. Glasgow City is around 11 miles to the west via the M8.

Coatbridge Sunnyside Train Station is a short 10 minute walk and offers a service to Glasgow Queen Street, with the journey taking around 20 minutes. This line runs from Edinburgh Waverley to Helensburgh Central.

DESCRIPTION

A great opportunity to lease a licensed bar in Coatbridge town centre, the property is currently vacant with our client now offering a new lease for the right operator. The property is licensed for 250 and had previously served food.



INTERNAL DETAILS

The main entrance is to the front of the property and leads to a large lounge area with fixed leather wall mounted seating. A small staircase leads to a further lounge with a large bar to the right and wooden/leather booths to the left. Seating on both floors can comfortably accommodate around 60.

Customer toilets are to the right with a small seating area to the rear leading to the beer garden which can comfortably seat around 50. A snug is also situated to the rear with fixed seating to accommodate around 20.

Within the main bar area is a DJ booth which could remain or alternatively be altered to provide additional floor space. The beer cellar and ample storage is located behind the bar and is accessed via a single door.

FIXTURES & FITTINGS

The ingoing tenant will benefit from the use of the existing F&F.

EXTERNAL DETAILS

A traditional ground floor property of stone construction with two extensions to the rear leading to a large beer garden / smoking area.





THE OPPORTUNITY

A great opportunity to lease a licensed property in the heart of Coatbridge town centre. Our client purchased the property in 2024 and has now instructed Christie & Co to secure an experienced tenant on new terms. The former VibeZ previously operated as a pub/bar often hosting club nights via Skiddle and FIXR.

Coatbridge town centre has a popular leisure circuit to include bars, clubs and restaurants. There is existing fixtures and fittings within the property however, prior to reopening will require some capex. This is mainly cosmetic.

The site would benefit from an experienced operator who is keen to be hands on in the running of the business, it could also easily fit into an existing portfolio.

STAFF

The property is being let with vacant possession.

TENURE

New lease to be agreed.

BUSINESS RATES

According to the Scottish Assessors, the property qualifies for 100% rates relief under the small business bonus scheme.

REGULATORY

Premises License



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

T: +44 (0) 344 412 4944

E: enquiries@christiefinance.com

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.



INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

T: (0) 1908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.



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.

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

E: tony.spence@christie.com

