



THE BUNGALOW

15 Shuttle Street, Paisley, PA1 1YD

FREEHOLD: £190,000 | REF: 6854111

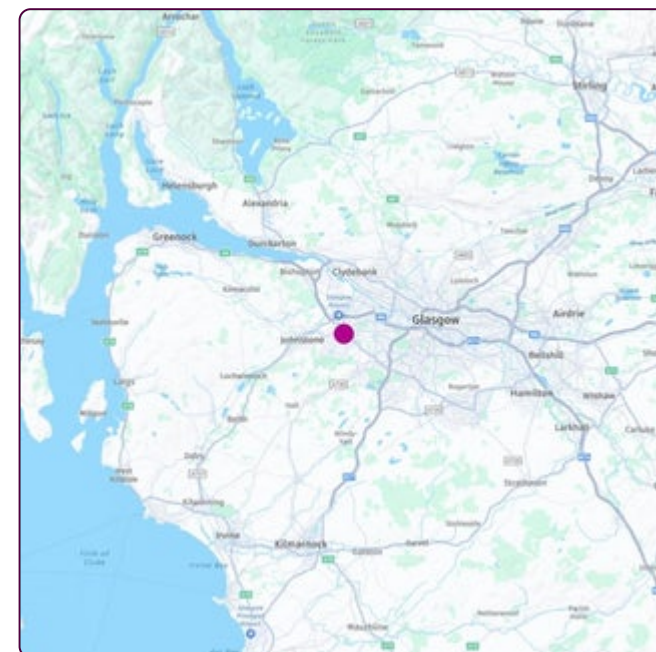
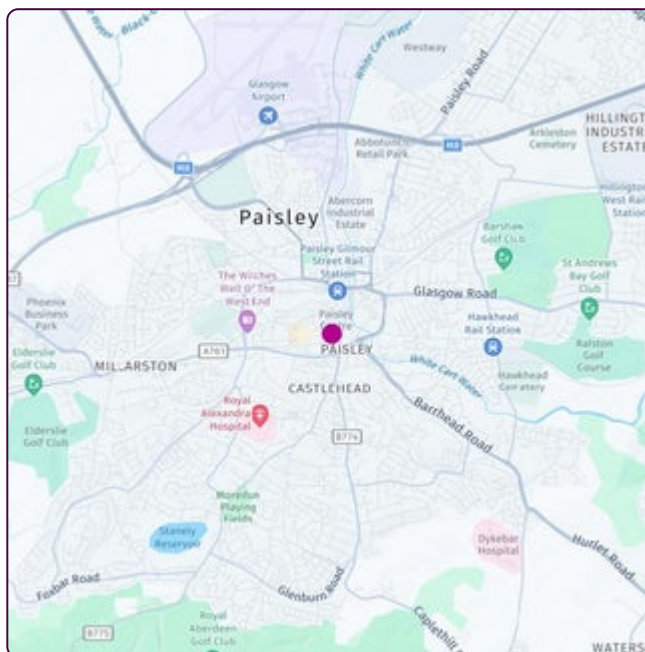
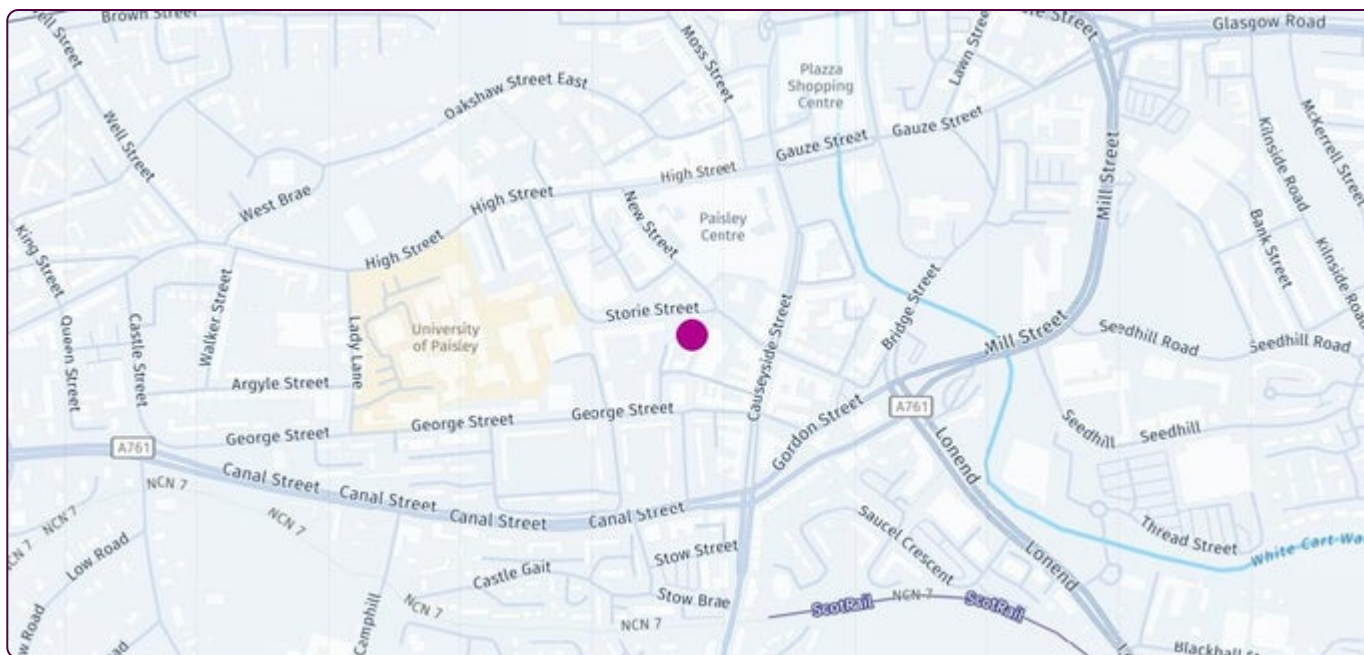
KEY HIGHLIGHTS

- Licensed Investment
- Long Term Lease to Experienced Operator
- Situated in Town Centre
- Gross Yield - 10.04%
- Live Music Venue
- Energy Rating D

LOCATION

The Bungalow is situated in the heart of Paisley Town Centre, an established and well connected commercial location. The property is just off Paisley High Street, placing it within close proximity to several other businesses in the retail, leisure and hospitality sectors.

The location benefits from excellent public transport links, with Paisley Gilmour Street Railway Station nearby providing regular services to Glasgow and the wider Central Belt, alongside good local bus services serving the town centre and surrounding districts.





DESCRIPTION

An excellent opportunity to acquire a licensed investment situated in the heart of Paisley.

The Bungalow is a long established live music venue and licensed bar. It is widely regarded as one of Scotland's most important grassroots music venues, with a reputation extending well beyond Renfrewshire.

THE OPPORTUNITY

This opportunity will appeal to investors who are keen to grow their portfolios however, would also suit those looking to invest for the first time with cash or via a SIPP. Either way, this will provide a good steady income.

The tenant's lease was due to expire in 2028 however, this has since been extended to 2036, which demonstrates they are determined to continue growing the business.

The Bungalow has won several awards over the years.

For the avoidance of doubt, the business is not for sale - investment only.

INTERNAL DETAILS

Predominantly single-storey purpose-adapted leisure venue. Large open-plan main performance space allowing flexible audience layouts. Raised stage area designed for live music and events with an integrated licensed bar servery positioned for efficient service.

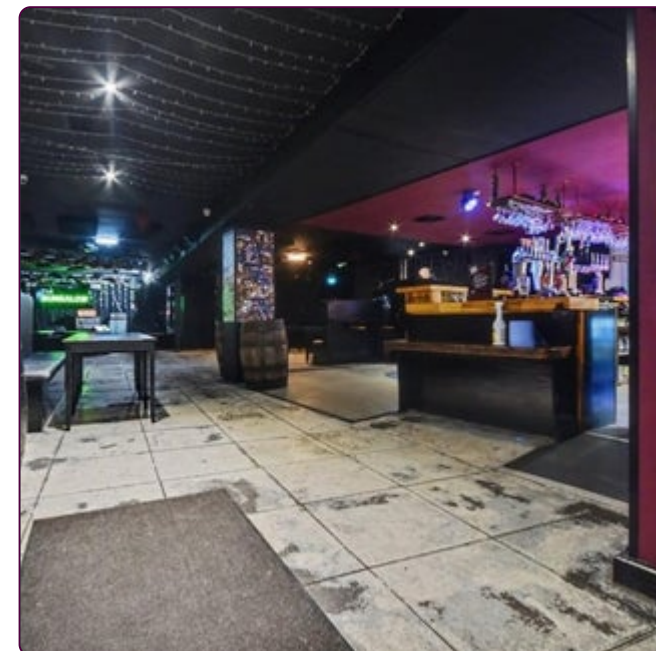
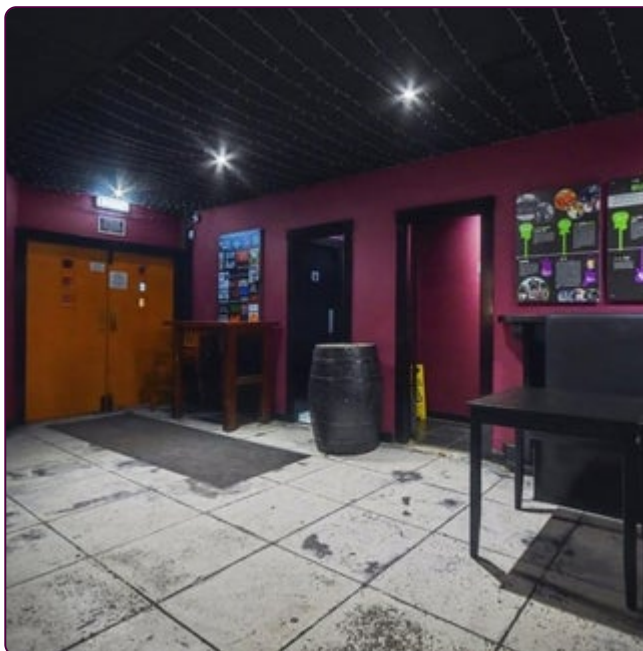
There is back-of-house accommodation including staff, performer and storage areas.

Robust practical finishes designed for heavy footfall and regular events with adaptable layout suited to live music, performances, club nights and community events. Overall internal capacity reported at c.290-500.



INVESTMENT SUMMARY

- FRI Lease to The Bungalow Enterprises CIC
- Lease Expiry - 2036
- Annual Rent - £21,600







EXTERNAL DETAILS

The Bungalow comprises an attractive detached single-storey building of traditional construction finished in a white rendered exterior beneath a pitched slate roof.

REGULATORY

Premises License

BUSINESS RATES

The Rateable Value as at 1 April 2026 is £27,000.
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

T: 0344 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: 01908 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.



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

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.

