



THE TIPSY COW

2 Alexander Street, Airdrie, ML6 0BA

FREEHOLD: OFFERS OVER - £375,000 | REF: 6854100

KEY HIGHLIGHTS

- Established Business
- Centrally Positioned within Town
- Well Fitted Out Internally
- Single Bar with Seating for 80
- Net Turnover in region of £860,000
- Energy Rating D

LOCATION

Airdrie is located within North Lanarkshire, blending its historic market town roots with modern day charm, offering a lively hub for shopping, leisure, and community life.

Graham Street is the main pedestrianised thoroughfare, lined with locally run shops, cafés, and essential services. The town centre retains a traditional layout reflecting its 17th Century origins as a market town.

The town centre is well connected by bus and train, with regular services to Glasgow, Edinburgh, and Livingston. It also sits on National Cycle Network Route 75, ideal for cyclists exploring the region.

The Tipsy Cow is located on Alexander Street a well known location which blends residential charm with easy access to local amenities.





DESCRIPTION

A great opportunity to acquire a well performing bar and restaurant business located in the centre of Airdrie's Town Centre.

The property is currently leased however, the tenant in situ is now vacating to focus on other business interests.

There is no requirement for capex as the property has been fitted to a high standard and benefits from having a full Premises License in place.

THE OPPORTUNITY

The Tipsy Cow in Airdrie is a stylish café-bar and brasserie that brings a splash of city sophistication to the heart of the town. Located at 2 Alexander Street it's a local favourite for everything from brunch to late night cocktails

Serving breakfast, brunch, lunch, and artisan coffee in a relaxed café-bar setting transforming into a vibrant, upmarket bar with booths for groups and a lively atmosphere.

The rear brasserie offers a more intimate experience whilst the venue hosts live music and special events on weekends.

INTERNAL DETAILS

The property can be accessed via Bell Street and Alexander Street. As you enter from Bell Street an attractive bar servery with gantry and optics is opposite to the rear.

A fully fitted commercial kitchen and customer toilets are to the right with a small ramp leading to additional seating to cater for around 40 via fixed leather and moveable wooden tables and chairs. This area has been tastefully decorated with tiled flooring and exposed brick internal walls.

There is a further seating area as you enter from Alexandra Street, this can accommodate for around 40 via fixed leather booths and high tables and chairs. There is a small reception/seating area at the bar to seat six.

TRADING HOURS

Monday & Tuesday
Closed

Wednesday & Thursday
12.00pm to 10.00pm

Friday
12.00pm to 1.00am

Saturday
10.00am to 1.00am

Sunday
10.00am to 10.00pm





FIXTURES & FITTINGS

All trade fixtures and fitting will be included within the sale. A trade inventory will be made available to interested parties after formally viewing.

EXTERNAL DETAILS

The business is situated on the ground floor of a three storey stone property under a pitched and slated roof.

On-street parking is available on a first come first served basis.

STAFF

The business trades with the benefit of a manager together with a pool of full and part-time staff

TRADING INFORMATION

The business has been subject to an occupational lease however is currently being run under a management agreement.

REGULATORY

Premises License

BUSINESS RATES

According to the the Scottish Assessors, the Rateable Value as of the 1 April 2023 is £17,800.

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

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CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

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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.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



BRIAN SHELDON

Regional Director

T: +44 7764 241 315

E: brian.sheldon@christie.com



TONY SPENCE

Associate Director - Hospitality

T: +44 7546 698 684

E: tony.spence@christie.com

