

On the Instructions of the Iona Pub Partnership



The LOCKHOUSE

LICENSED PREMISES

- > HIGH LEVELS OF PASSING VEHICULAR TRAFFIC
- > POPULAR LOCATION
- > CURRENT PREMISES LICENCE OPENING HOURS:- **11AM-12 MIDNIGHT**
- > **RENTAL: £34,200 PER ANNUM**

TO LET

THE LOCKHOUSE, 1397 MARYHILL ROAD, GLASGOW, G20 9AA

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www.shepherd.co.uk



LOCATION

The Lockhouse is a well established public house in the heart of the Maryhill area of Glasgow. Trading is from an extensively sized single room public bar on the ground floor, with function room and commercial kitchen on the first floor.

Located right in the heart of Maryhill, on the main Maryhill Road, the site sits on a parade of shops and near to the Firhill football ground of Partick Thistle FC.

TRADE SPACE & FACILITIES

The main downstairs area is a good sized single bar operation, with a mixture of fixed and loose seating. There is a function room upstairs, accessed via a separate entrance with it's own bar and toilet facilities. A large catering kitchen is also located on the first floor of the site.

RENTAL

Offers in excess of £34,200 per annum are invited for the property.

RATING

The subjects are entered in the current Valuation Roll with a **rateable value of £32,000.**

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

TRADING VOLUMES

YEAR	BEER (brls)	WINE (ltrs)	SPIRITS (ltrs)	MINERALS (ltrs)	FOOD (45/55 split)
2019/20	-	-	-	-	-
2020/21	-	-	-	-	-
2021/22	-	-	-	-	-
Volume notes	These are estimated based on purchases and flow monitoring on site				

RENT INFORMATION

Annual rent £34200 per annum

Weekly rent £655.89 per week fixed

Rateable Value £32000 **Legal** £500

Deposit £6000 **Stocktaking fees** £150

Fixtures & fittings £15000 **Working capital** £5000

Other costs £2000 **Total entry costs** £28650

Additional notes Buildings insurance and licensing costs are also paid via Iona Pub Partnership weekly

BUSINESS INFORMATION

Total entry costs:
£28650

Annual rent:
£34200

Agreement:
Available on assignation from the current tenants

Drinks tie:
Beer, Cider, Ale, Stout, Lager

TRADESPACE & FACILITIES

Kitchen: ✓ **Music venue:** ✓

Function room: ✓ **Cask Ales:** ✓

Single bar: ✓ **Snacks Avail...:** ✓

Kid friendly: ✓ **Bar Snacks:** ✓



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors: 31 Byres Road, Glasgow, G11 5RD

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