

On the Instructions of Star Pubs And Bars

ALL LIVE SPORTS
SHOWN HERE
LIVE MUSIC

Old Oak
PUBLIC

LICENSED PREMISES

- > HIGH LEVELS OF PASSING VEHICULAR TRAFFIC
- > GOOD LOCATION
- > RECENTLY REFURBISHED
- > OUTSIDE TRADE
- > CATERING KITCHEN
- > EST. INGOING COSTS: 11,892
- > RENTAL: £41,750 PER ANNUM

Pub Features



BUSINESS START-
UP AGREEMENT



CAR PARKING



CATERING
KITCHEN



LIVE SPORTS



OUTDOOR
TRADE

TO LET

OLD OAK INN, 157 CALDERWOOD ROAD, GLASGOW, G73 3SU

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LOCATION

Recently refurbished to a high standard!

Located on the outskirts of Glasgow and within the town of Rutherglen the pub is situated within the community of Eastfield and is close to both Rutherglen and Cambuslang town centres, the pub is surrounded by significant housing.

The pub is in excellent condition following refurbishment in late 2018 and has a large car park to the rear of the property and small beer garden to the side. The pub has been developed to the highest of standards and will allow any operator to have a balanced offer focusing on a strong wet offer enhanced by a well-priced and high standard of food offer

We're looking for an operator with experience of running similar pub businesses who can really maximise the offer at this fantastic pub.

TRADE SPACE & FACILITIES

The Old Oak is a community bar/restaurant that was refurbished to a very high standard in late 2018, the outlet has a well-established food offer with a fully equipped catering kitchen allowing for an extensive menu for up to 100 covers.

This great looking pub has a natural division allowing the food and wet offer to be partially separated, the bar area has large tv screens and top of the range music/audio equipment, perfect for live sports and events. The pub also benefits from a large car park to the rear of the property as well as a small licensed beer garden.

The pub has been decorated and remodelled in cool, contemporary colours and finishes and is welcoming to families who want a nice place to eat together, couples and friends meeting for drinks and is a real community hub.

RENTAL

Offers in excess of £41,750 per annum are invited for the property.

RATING

The subjects are entered in the current Valuation Roll with a rateable value of £37,250

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.

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Financials

Annual Rent	£	41,750
Estimated Tenants Annual Operating Profit	£	42,568
Representative HEINEKEN UK Brand Discount Per Barrel	£	175
Estimated Annual Turnover	£	528,147
Estimated Annual Barrelage		191

Investment

Ingoing Costs	
Estimated Licensee Fixtures & Fittings Value	£ 16,000
Estimated Fixtures & Fittings Valuation Fee	£ 250
Estimated Stock Valuation	£ 6,000
Deposit Amount	£ 10,438
Rent In Advance	£ 803
Training Fee	£ 425
Estimated Designated Premises Supervisor / Manager Fee	£ 50
Premises Licence Fee	£ 180
Rates Assessment Fee	£ 55
Estimated Legal Fees	£ 650
Estimated Total Ingoing Costs	£ 34,851
Estimated Minimum Ingoing Costs	£ 11,892



Plans are indicative only

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

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

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