



the
COTTAGE BAR

for sale
**traditional
public house**

875 shettleston rd,
glasgow, G32 7NR

sba
scottish business agency

for sale
Asking Price £250,000

The Cottage Bar is a traditional public house with a public bar on the ground floor and dis-used lounge-bar on the first floor.

Wet only

Owned for over 20 years

Property available

Rateable value £10,500

Close proximity to Celtic Park with match-day and supporter trade

May be suitable for alternative use STPP



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Shettleston

Location

Shettleston Road is ideally situated just a short distance from Celtic Park, one half of Glasgow's primary football team. This proximity brings a host of benefits to local pubs and bars, as the area becomes a hotspot on match days, drawing in fans and visitors looking for a pre- or post-game drink

The Cottage Bar is one of a few public bars along Shettleston Road. Many often become bustling meeting points for football supporters, creating a lively and electric atmosphere. For business owners, the regular influx of football enthusiasts offers a steady stream of customers, particularly on weekends and match days.

In addition to match-day crowds, the nearby *Emirates Arena* and *Sir Chris Hoy Velodrome* attract visitors attending major sporting events, concerts, and exhibitions, further boosting footfall in the area. This makes Shettleston Road not only a convenient stop for locals but also a destination for fans and tourists looking to experience Glasgow's famous hospitality. Shettleston has well-connected transport links and proximity to Glasgow city centre,.

There is a real opportunity here for either development of the public house under a new owner or experienced tenant operator.



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Description

Located on the corner of Shettleston Rd and Dalreith Street in Glasgow's East End. A stone's throw from the Trongate and City Centre.

The Cottage Bar is a traditional two-storey Public House. The Bar is located on the ground floor. The first floor is occupied by a dis-used lounge/bar in need of renovation.

Upon entry the premises has a main bar with mixture of barstool and table/chair seating. Upstairs has been used for storage for a number of years, this would benefit from refurbishment with potential to be re-opened as a lounge-bar/function space.

The owner has operated the business for over 20 years, and is seeking offers for the sale of the freehold, going concern in order to retire.

Being in the centre of Shettleston, this premises may also suit alternative use such as retail or cafe/coffee shop/takeaway (STPP).

Tenure Details

Asking price for Freehold going concern: **£165,000**

Business Rates

The subject are entered into the valuation roll as having the following rateable value:

£10,500

EPC

A copy of the energy performance certificate (EPC) is available on request.



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Fixtures & Fittings

We have been advised that all trade fixtures and fittings are owned outright.

Licences

The business trades as a Public House with relevant licence in place.

Viewing & Further Info

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