



# *Westburn Bar*

FOR SALE

**Bar/Restaurant**

110 Carntynehall Road,  
Glasgow, G32 6AS



scottish business agency



## Heritable (Freehold) Asking Price £245,000

Established pub and restaurant in Carntyne, the East end of Glasgow.

The owner is selling to focus on other business interests within another sector.

30+ covers in the lounge/restaurant area, space for more depending on layout.

Outside beer garden to the front with a capacity of 40

Suited to multiple cuisine types

Fully equipped kitchen with extraction

85% Wet-Led



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# Description

The subject is positioned on Carntynehall Road, linking the busy Shettleston Road Edinburgh Road, two of the busiest streets in the East End of Glasgow.

This traditional public house has 2 separate entrances both the lounge and bar area. The lounge is used for private hire events and also as a restaurant. The bar area has food service however is mainly wet-let with a sports area with pool table and dart board.

There are two linked bars in the centre to serve both the bar and lounge, with direct access to the cellar and kitchen. The kitchen is electric-only, however there is gas in the property. It is fitted with extraction and all equipment required to run a successful pub & restaurant.

Over the past 5 years, the owner has consistently reinvested in the property, refurbishing the lounge into a restaurant/hybrid space, and ensuring the bar is well maintained, clean and tidy.

This premises would suit an existing pub/bar operator with food offering, or even an alternative cuisine given the footprint, kitchen facilities and vast amount of doors within a 3-5 mile radius.

## Notes & Financials

- Sizeable cellar and storage
- Fitted Kitchen at basement level
- Various storage areas internally, making use of all available space.
- Turnover in excess of £250,000 (NET)
- MAT 150 Barrels

## Tenure Details

Heritable (Freehold) Interest

**Asking Price £245,000**

Goodwill, F&F, Property

## Business Rates

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

**£15,000**

## 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 & restaurant.

## Viewing & Further Info

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