



# THE WOODCUTTER BAR

for sale/may lease

**established wet  
only public house**

127 merry street,  
motherwell, ML1 1JP



scottish business agency



**for sale/may lease**  
**Asking Price £150,000**

The Woodcutter has been a long-established pub in the centre of town, the current owner has been in place since 2019 and now looking to either sell or lease the business as a going concern.

Previous owner had the business for over 50 years

Wet Only

Beer Garden to the rear

Well suited to a multiple operator or hands on owner

Owner willing to lease to an experienced operator



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# Motherwell

## Location

Situated in Motherwell, a busy commuter town with multiple successful pubs, bars and restaurants. It is home to the popular Strathclyde Country Park, and known in history as one of the main producers for the Scottish Steel Industry. It has a population of over 33,000 and is growing, with many ongoing housing developments within the town and outskirts. 12 miles outside of Glasgow, and close transport links to both Glasgow and Edinburgh.

The property is located on Merry Street, one of the main roads leading into Motherwell from Carfin and Cleland. Ongoing development of similar nearby sites demonstrate a demand for other alternative use classes such as retail/fore-court businesses/residential. Nearby businesses include popular Chinese Buffett The Hup Lee, Wetherspoons and multiple food takeaway operators.

There is a real opportunity here for either development of the public house under a new owner/operator or change of use into retail/convenience/Class 3.



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# Description

Located on a prominent location on Merry Street, the Woodcutter Bar is a single storey, well established Public House. With the previous owner running it successfully for over 50 years. The current owner has been able to operate under management for the past 4 years however a job opportunity means it has now become available once again.

Upon entry the premises has a large bar to the right and various table & chair seating to the left. A small stage is in the centre, crucial for the weekly karaoke nights at the weekend. Beyond this space is an area home to the pool table and a door leading out to the beer garden to the rear.

The owner is seeking offers for the sale of the freehold, going concern. They would also consider leasing the premises to hands-on operator and is seeking offers for a leasehold premium and rent.

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

## Ancillary Areas

- Cellar beneath the bar
- Beer garden to the rear of the property
- Pool table area
- Male/Female Toilets

## Tenure Details

Asking price for Freehold going concern: **£150,000**

Premium Offers Invited for the lease:

Annual rent ORIO **£15,000**

Brand new FRI lease available

## Business Rates

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

**£14,200**

## 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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