

Broden's

For Sale
Bar & Kitchen

Offers Over
£595,000

22 Main Road
Cumbernauld
G67 4BS



scottish business agency



Heritable Interest Offers Over £595,000

A rare opportunity to own an established wet-led free-of-tie bar & kitchen in Condorrat, Cumbernauld.

Broden's is a substantial property comprising of impressive sports bar, lounge and function suite.

240 capacity premises

Fully fitted to an extremely high standard throughout, including commercial kitchen with Rationale oven, and full extraction.

Beer garden and off-street car parking.

Operated by the same owner for 9 years

80% Wet-Led

300+ MAT Barrelage

£740,000+ NET Turnover

Currently trading as a Limited-Liability Partnership (LLP)



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Condorrat

Location

Brodens Bar & Restaurant is a stylish and recently refurbished pub and dining venue located at 22 Main Road in Condorrat, a suburb of Cumbernauld, North Lanarkshire. Known for its relaxed atmosphere, Brodens offers freshly prepared pub classics and modern dishes, making it a popular spot for both locals and visitors. The establishment also features a private function suite, catering to events such as weddings, birthdays, and other special occasions.

Condorrat itself is a historic village that predates the development of Cumbernauld as a new town. Despite being incorporated into Cumbernauld, Condorrat retains its unique character, with a strong sense of community and local pride. The area boasts several amenities, including a health centre, library, and multiple primary schools, contributing to its appeal as a family-friendly neighbourhood.

Brodens benefits from its prime location in Condorrat, offering easy access to major motorways like the M80, facilitating convenient travel to Glasgow and other parts of Scotland. The establishment's proximity to local attractions and its role as a community hub make it a standout venue in the area.



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Description

Broden's Bar & Kitchen features prominent return frontage in Condorrat on the corner of North Road and Main Road. The property is set across two levels, with the Lounge and Sports Bar on the ground floor, and Function Suite on the first floor with a separate entrance from the street and it's own DJ booth.

Each area benefits from it's own bar and toilet facilities. The Lounge doubles up as a restaurant, with direct access to the kitchen with service hatch. It also leads outside to the beer garden.

Since purchasing in 2016, the owner has left very few areas untouched. The beer garden has been refurbished with retractable canopy, roof replaced, refurbished the Lounge and Sports Bar to a high standard featuring top of the range audio and video equipment.

Internally is mostly premium LVT flooring and quality upholstered seating. All areas are in fantastic condition and require very little (if any) investment for the new owner.

Notes

- Ample storage throughout
- Fully fitted commercial kitchen
- Sizeable cellar feeding all three bars
- Sports Bar fitted to high standard with 5 Sky box streams
- Office & staff kitchen
- 110 Capacity Lounge
- 70 Capacity Sports Bar
- 60 Capacity Function Suite

Tenure

Heritable (Freehold) Interest & Transfer of Going Concern (ToGC)

Offers Over £595,000

Business Rates

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

£18,000

EPC

EPC Rating: F

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



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The Business

Broden's has been trading under management since the current owner's purchase in 2016. Steady turnover for a number of years with the exception of the pandemic period, the business would benefit from a permanent owner-operator in place to further drive the food sales and weekend entertainment offerings. The business includes a very well established team of bar, kitchen and front of house staff.

The business is fully licensed from 11:00AM to 12:00AM and 1:00AM Friday/Saturdays.

Further financial information can be provided to interested parties. The above FMOP figures are taking into account the industry average. True profit figures take into consideration any non-recurring costs, director salaries and other add-backs. Please get in touch to discuss the accurate adjusted EBITDA figure and access to financial accounts. As this is trading as an LLP there are some major benefits for a new owner trading as a LTD company.

It is currently trading 7 days.



Trading History / Info

Y/E 2023: excess of **£807k** (net of VAT)

Y/E 2024: excess of **£699k** (net of VAT)

Y/E 2025: excess of **£739k** (net of VAT)

FMOP 15%: £112k | 18%: £149k

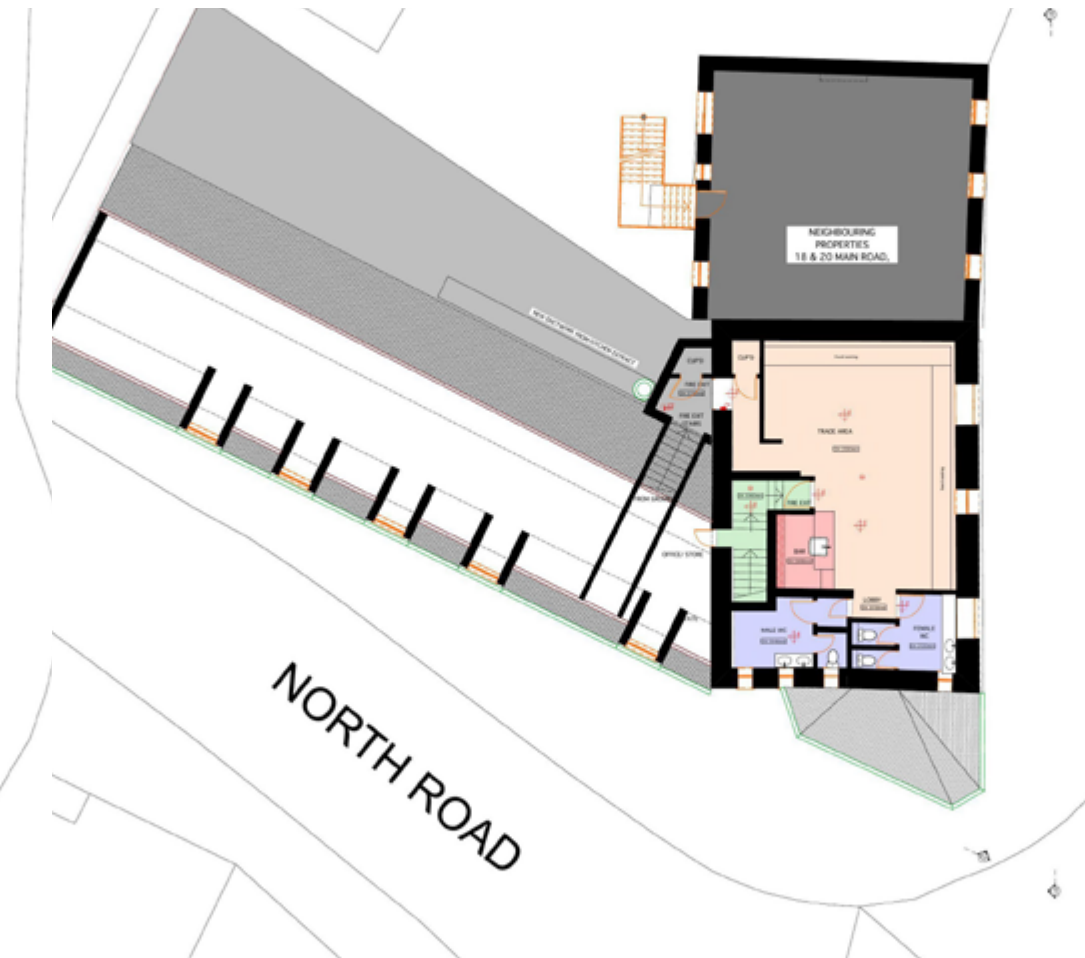
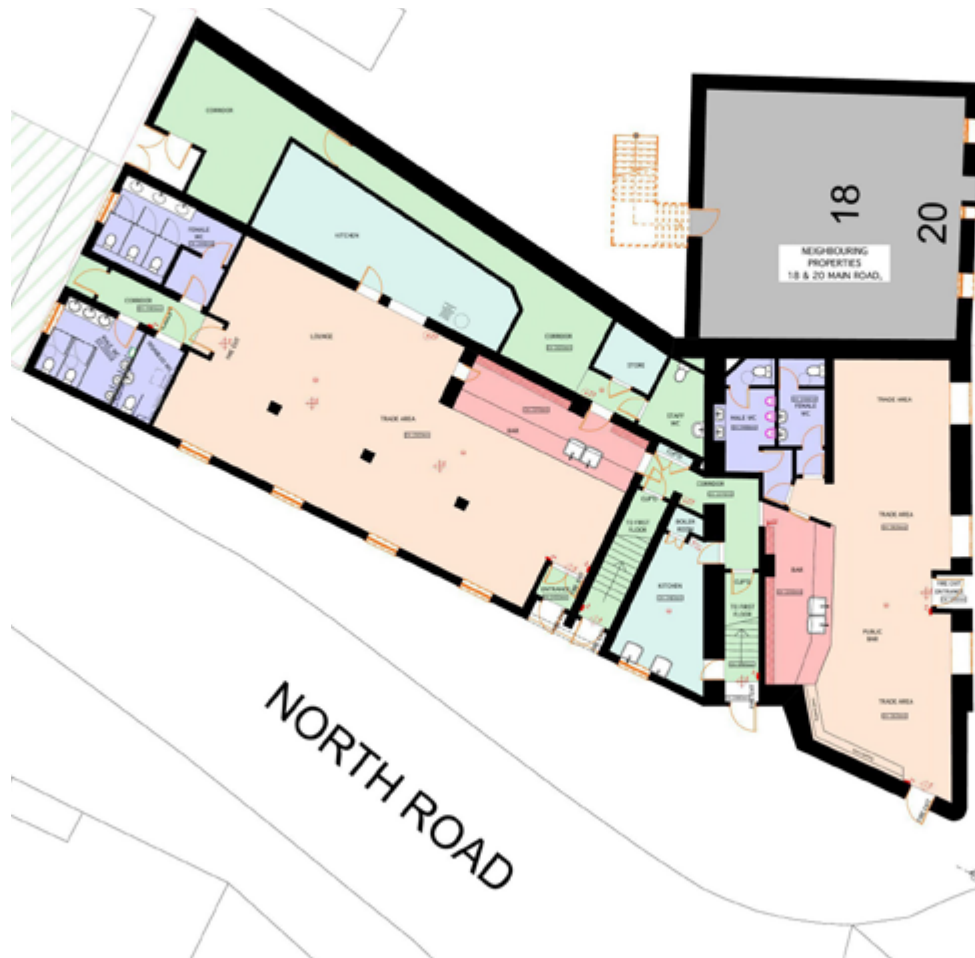
MAT Barrelage Average 300, 80% wet led

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Floorplans



Fixtures & Fittings

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

Licences

The business trades with licence as a public house, bar, lounge and restaurant. The full premises is on one title plan.

Viewing & Further Info

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