

Freehold Traditonal High Street Pub, Redevelopment Opportunity. High Alternative Use Cases STPP



FOR SALE

1,350 SQ FT
(125.42 SQ M)

OFFERS IN EXCESS OF £140,000

Long established, wet-
only Public House for
Sale, Shettleston Rd,
Glasgow.

- Wet only
- Development potential with the upstairs space
- May suit alternative use STPP
- Main road and positioned on a busy corner

Summary

Available Size	1,350 sq ft
Price	Offers in excess of £140,000
Rateable Value	£10,500 100% Small Business Rates Relief Applies
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

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 postgame 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 support offers a steady stream of customers, particularly on weekends and match days.

Potential for owner-operator with the development potential of the lounge.

Location

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Viewing & Further Information



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