

Bar, Bistro Opportunity in Uphall, Broxburn Freehold



Volunteer Arms Lounge Bistro, 103-105 East Main Street, Uphall, Broxburn, EH52



FOR SALE

1,300 SQ FT
(120.77 SQ M)

OFFERS IN THE REGION OF £325,000

Immaculate Bar, Lounge and Bistro in Uphall. 55 covers with potential for more. Stunning property with kitchen facilities.

- Genuine, turn key business in fantastic condition
- Set up as a split Bistro and Lounge-bar
- Huge potential for an owner-operator
- Operated under management currently
- Suited to multiple types of cuisine

Summary

Available Size	1,300 sq ft
Price	Offers in the region of £325,000
Rates Payable	£8,814.60 per annum based on April 2023 valuation roll
Rateable Value	£17,700
VAT	Not applicable. Property not nominated for VAT
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The Volunteer Arms Lounge Bistro is a well-established, versatile hospitality venue situated on East Main Street in Uphall. This attractive property features a spacious lounge area and a contemporary bistro, perfect for serving a diverse clientele. The venue’s free-of-tie status offers exciting opportunities for a new owner to tailor the offerings and maximize profitability. With a history of steady operation since 2006, this site presents enormous potential for a hands-on owner-operator looking to make a mark in the thriving Uphall community.

Location

Uphall, Broxburn, offers a charming blend of small-town charm and modern convenience, making it an ideal location for a hospitality venture. Located just outside Edinburgh, the area boasts excellent transport links, including nearby train stations and major roadways, ensuring easy access for both locals and visitors. Uphall’s vibrant community and steady footfall create a welcoming environment for hospitality businesses seeking growth and visibility.

Accommodation

The accommodation comprises the following areas: Ground Floor Bar & Bistro area. Solid wood bar, cellar and kitchen to the rear. Various storage areas and fridges/freezers. Kitchen includes full extraction and separate service door leading to the bistro. Plentiful on-street parking available right outside, and the beer garden is a pleasant place to sit when the weather allows.

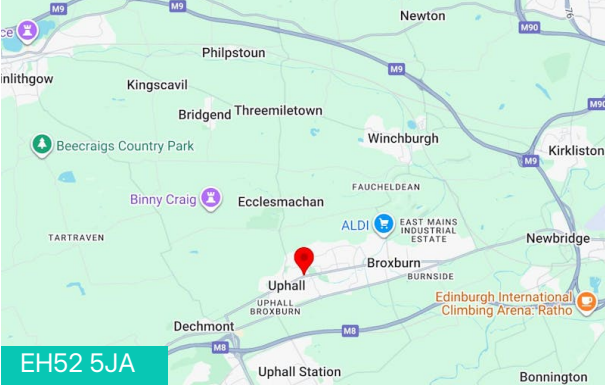
Name	sq ft	sq m	Availability
Ground - Full Floor	1,300	120.77	Available
Total	1,300	120.77	

Specification

The Volunteer Arms is in immaculate condition and needs to be viewed to appreciate the apparent care and attention by the current owners of nearly 19 years.

Viewings

Viewings strictly by appointment only. Full financial information will be disclosed upon viewing.



Viewing & Further Information



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