

FOR SALE

LICENSED/DEVELOPMENT OPPORTUNITY GREEN BAIZE BAR & SNOOKER CLUB (INCLUDES SEPARATE, LEASED, CAR GARAGE BUILDING)

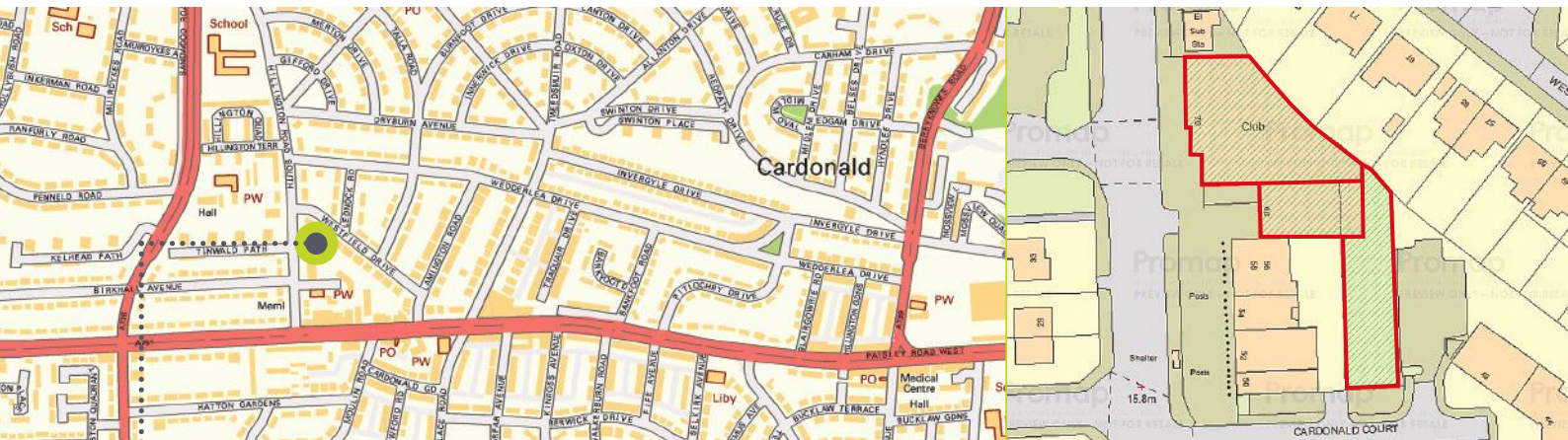
60 & 70 Hillington Road South | Glasgow | G52 2AA



OFFERS OVERS £255,000

- Public bar (32), Snooker hall (7 tables) function suite (100) and beer garden.
- Separate, adjacent car garage building. Leased out providing a rental income of £7,875 p.a.
- Large external rear yard area and advertising station (£900 p.a. rental income).
- Densely populated location in the Cardonald area of Glasgow.
- Large site of 0.38 acres with **alternative use or residential development potential**.
- Close proximity to Paisley Road West Retail parade and Hillington Retail and Industrial Parks.
- Excellent heritable licensed, alternative use or development opportunity.

LICENSED PREMISES & INVESTMENT OR DEVELOPMENT OPPORTUNITY



Location

The subjects are located in the Cardonald area of Glasgow, approximately 8 miles from Glasgow City Centre. Glasgow has a population in excess of 598,000 and Cardonald itself has a dense population of approximately 13,800 people. The surrounding area comprises a mix of residential and secondary retail premises.

Specifically, the subjects are located on a prominent position on Hillington Road, off Paisley Road West, which is a main through road and retail parade. There is a small retail parade next to the subject property comprising a carpet shop, retail unit, bookmakers and boots pharmacy. The subjects are a short distance from the large Hillington retail and industrial parks.

There is a generally low level of licensed competition in the immediate surrounding area.

The Subjects

Substantial licensed premise & snooker club formed within the ground floor of a single storey brick/block constructed building, under a corrugated metal pitched roof, with a mansard roof section to the side.

In addition the subjects include the immediately adjacent garage building which is of similar construction. The garage building is currently leased and trades as Cardonald Auto Repairs.

We understand that the total site area extends to approximately 1,538 sq.m. or 0.38 acres





Licensed Premises Accommodation

Internally the licensed premises accommodation is summarised as follows:

Public Bar

For approx. 32 persons with timber bar servery and gantry. There is a mix of fixed back and loose tables and chairs plus 4 bar stools to the bar servery. There is a pool table and small raised stage area to one side.

Snooker Room

Large open plan snooker room with carpeted raised timber flooring and suspended ceiling tiles. The snooker room has 7 full sized snooker tables.

Function Room

Lare function room for approx. 100 persons with carpeted flooring, loose tables and chairs, bar servery, small dance floor and stage. Walls are generally painted plasterboard and there are suspended ceiling tiles.

Dart's Room

Dart's room and store area with dart's lanes and snooker lockers.

Kitchen

Small domestic kitchen and general storage area to the rear. The kitchen comprises of metal sink units, domestic fridges, freezers, worktops and microwave.

Customers Toilets

Ladies and gents customer toilets located off the entrance area.





Ancillary Accommodation

There is general storage/service areas, manager's office with CCTV and safe, general storage area, beer chill room and cleaners cupboard.

External

There is a beer garden and yard area to the rear of the subjects.

Premises Licence

The bar / club has a premises licence in place. The premises licence will be transferred to a new owner.

Rateable Values

Bar / Club

The premises are entered in the valuation roll as a Snooker Club at 70 Hillington Road with a rateable value of £19,500, effective from the 1st April 2017.

Garage

The premises are entered in the valuation roll as a Garage at 60 Hillington Road with a rateable value of £8,900, effective from the 1st April 2017.

Advertising Station

Entered in the valuation roll as an advertising station at 70 Hillington Road with a rateable value of £1,500, effective from the 1st April 2017.

A new owner will have the right to appeal the rateable values.





Services

We understand that the premises are connected to all main services including water, gas and electricity. Heating to the licensed premises is via a gas fired central heating system.

The Opportunity

The licensed premises have historically been leased. The subjects provide a bar and snooker hall with function facilities at over 7,500 sq.ft. In addition, the separate garage provides a rental income of approx. £7,875 p.a. plus the advertising station provides a further £900 p.a.

This is a great licensed and investment opportunity although the subjects may also be suitable for other development. The total site area is approx. 0.38 acres and there may be scope for alternative use or residential development. There is a similar residential flat development nearby at Cardonald Court.

Price

The premises are placed on the market at offers over £255,000 for the benefit of the heritable interest, including fixtures and fittings. Stock is excluded or additional. This includes the heritable ownership of the garage and advertising station which provides additional rental income.

EPC

A copy of the EPC's for the premises are available on request.

Viewing & Further Information

For further information, please contact the Glasgow office on 0141 331 0650.



Viewing - Strictly by appointment

For an appointment to view or further information, please contact:

w: cdlh.co.uk

t: 0141 331 0650

Kevin Hunter
kevin.hunter@cdlh.co.uk

Peter Darroch
peter.darroch@cdlh.co.uk

CDLH
166 Buchanan Street
Glasgow
G1 2LW

T: 0141 331 0650