



Braehead Tavern

Greenock Road, Inchinnan, PA4 9NH

Ref. 2759

This is an excellent opportunity to acquire this well established bar restaurant complete with 3 ensuite letting rooms or owners accommodation in the heart of Inchinnan.

Very much the centre of the community this is a cosy but spacious property with over 70 covers between the bar, lounge and south facing conservatory.

The property also benefits from a beer garden, smoking area and large 20 space private car park to the rear.

Midnight license Monday–Thursday & Sunday, 1am Friday & Saturday.

Freehold property for sale at offers over £350,000.

Leasehold option available at an annual rent of £35,000.

VIEWING IS HIGHLY RECOMMENDED

**However is strictly by appointment through The Business Sales Agency.
No approach may be made directly to the property nor should enquiries be made of any staff at the premises.**

0333 6000 888

www.businesssalesagency.com

The Business Sales Agency, 38 Queen Street, Glasgow, G1 3DX

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Type of business:

This is a rare opportunity to acquire this popular, well established bar restaurant with 3 letting rooms which could also be used as owners accommodation.

It has a prime, highly visible main road location and large car park. It has no local competition making it popular with locals for both food and drink. The property has always had a good reputation for its food offering and has good mix of wet and food sales.

It is ideally suited to an owner operator or couple who could run it with full or part-time staff.

Between the bar, lounge and conservatory the property has 70 covers inside and a further 12 outside in the beer garden.

Inchinnan is a popular town situated in the north east of Renfrewshire and has a population of around 2,000 inhabitants.

Financial information:

As the property is being offered for sale or lease at the end of its current lease, no accounts are available. All equipment, fixtures and fitting are included in the sale.

Opening hours:

The property is licensed to sell alcohol from 11am - midnight Monday - Thursday and Sunday (12.30pm) and until 1am on Friday and Saturday.

Its license allows it to open from 9am for breakfast without alcohol and it is allowed to serve alcohol before 11am for funeral functions.

Premises:

The premises are a highly visible main road property comprising a public bar, lounge bar, conservatory, ladies and gents toilets, kitchen, cellar and store on the ground floor.

On the first floor which has a separate access from the rear there are 3 double en-suite letting bedrooms. To the rear of the property there is a beer garden, smoking area and large car park.

The property has gas central heating with two boilers, one serving mainly the letting accommodation and the other the ground floor bar and lounge areas.

Tenure:

Freehold. Rateable value £18,000.

Alternatively offers maybe considered to lease the property on a FRI basis at an annual rent of £35,000.





Agents Notes: These particulars are for the general guidance of interested purchasers and lessees and do not form part of any offer or contract. All descriptions and any other details are given without responsibility on the part of The Business Sales Agency or their vendor client and any intending purchasers should not rely on them as statements or representations of fact. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer by inspection or otherwise. Neither The Business Sales Agency nor their employees make or give any warranty whatsoever in relation to the business and/or property described herein.



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