

## PORTFOLIO OF ESTABLISHED PUBLIC HOUSES

- > ON THE INSTRUCTIONS OF THREE THISTLES PLC
- > AVAILABLE AS SINGLE LOTS OR AS A PORTFOLIO
- > RARE ACQUISITION OPPORTUNITY
- > **PORTFOLIO INCLUDES**
- > THE CLOCKWORK BEER COMPANY
- > THE WEST SIDE TAVERN
- > THE DRAM
- > THE DOG HOUSE
- > TELFORDS
- > THE LAIRD AND DOG
- > THE STEADING



Three Thistles plc

# FOR SALE

### FOR FURTHER INFORMATION

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# The Clockwork Beer Company, 1153-1155 Cathcart Road, Glasgow G42 9HB



## LOCATION

The Clockwork Beer Company is located on the south side of Cathcart Road and is close to its junction with Kings Park Road in the popular Mount Florida area of Glasgow. The property is 0.4 miles from Hampden Stadium, a 52,500-person capacity stadium, and as a result the Clockwork benefits from this trade. Mount Florida and Cathcart train stations are within a 10 minute walk from the property.

The Clockwork was Glasgow's first microbrewery, opening in 1997. The property provides extensive licensed public house premises with an award-winning beer garden at the rear and additional car parking.

## DESCRIPTION

The pub itself has a traditional Scottish pub atmosphere with a modern twist.

Internally, the main bar area is spacious in its extent and open plan in layout. There is a raised dining area and TV screens showing sport throughout the day and more recently live music performances. On first floor level there is a function room which is utilized as required.

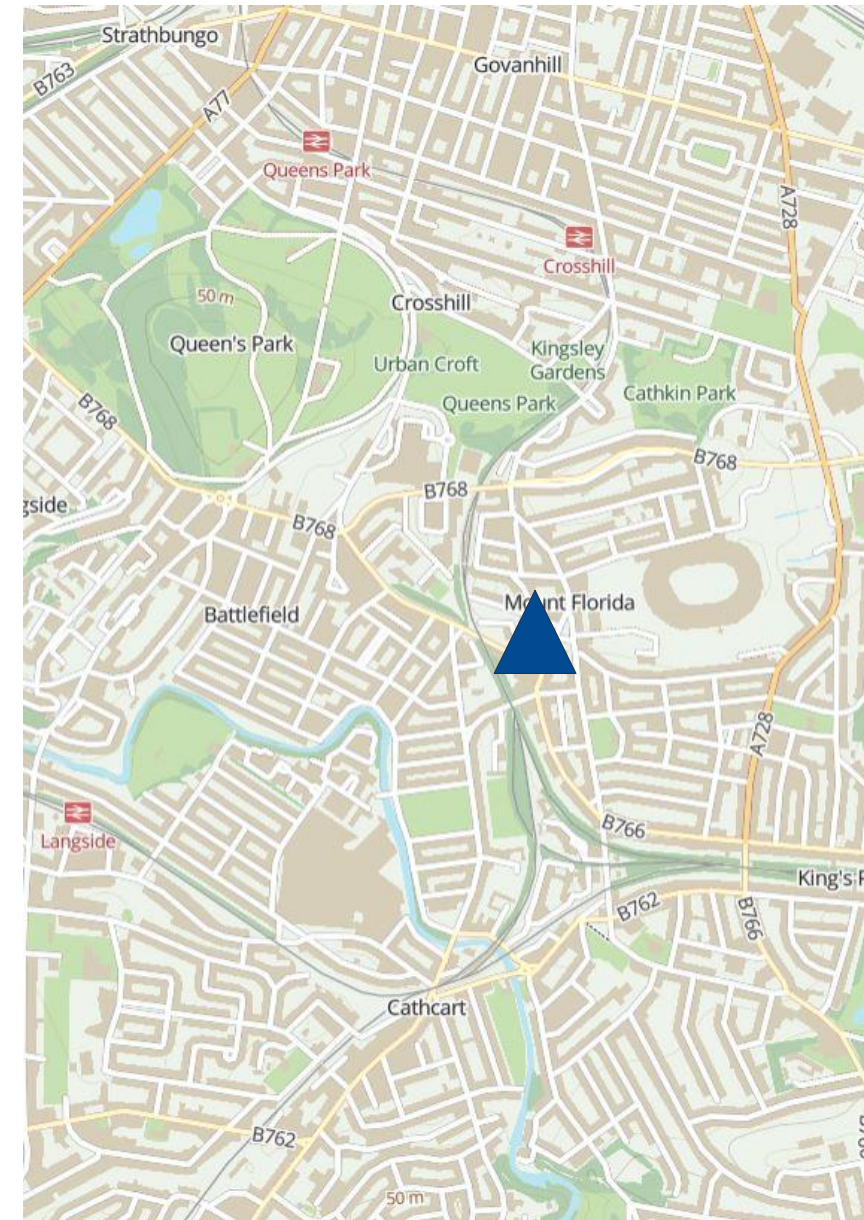
## AREAS

	SqM	SqFt
Ground Floor	377.38	4,061
First Floor	190.48	2,050
Total	567.86	6,111

The areas above have been calculated on a Gross Internal Area basis in accordance with the RICS property measurement professional statement (second edition, January 2018) incorporating the international property measurement standards.

## TENURE

The subject property is held on a Heritable basis (English equivalent of Freehold)



The above location plan is for indicative purposes only.

# The West Side Tavern, 162 Dumbarton Road, Glasgow G11 6XE



## LOCATION

The West Side Tavern is prominently located on the north side of Dumbarton Road, close to the busy junction known as Partick Cross, being the junction of Dumbarton Road, Byres Road and Partick Bridge Street and within the popular West End of Glasgow.

Recently refurbished, it now serves as a vintage 1970's style public house with extensive beer garden at the rear. The subjects are situated directly adjacent to Kelvinhall subway station.

The finishes internally provide timber paneled walls, maroon vinyl banquet and velvet seating which enhances the nostalgic 1970's vibe.

## DESCRIPTION

The Tavern has a large restaurant seating area to the front of the accommodation which leads to a bar focused area at the rear. Outside, the space boasts one of the largest beer gardens in the West End with a covered and heated patio.

## AREAS

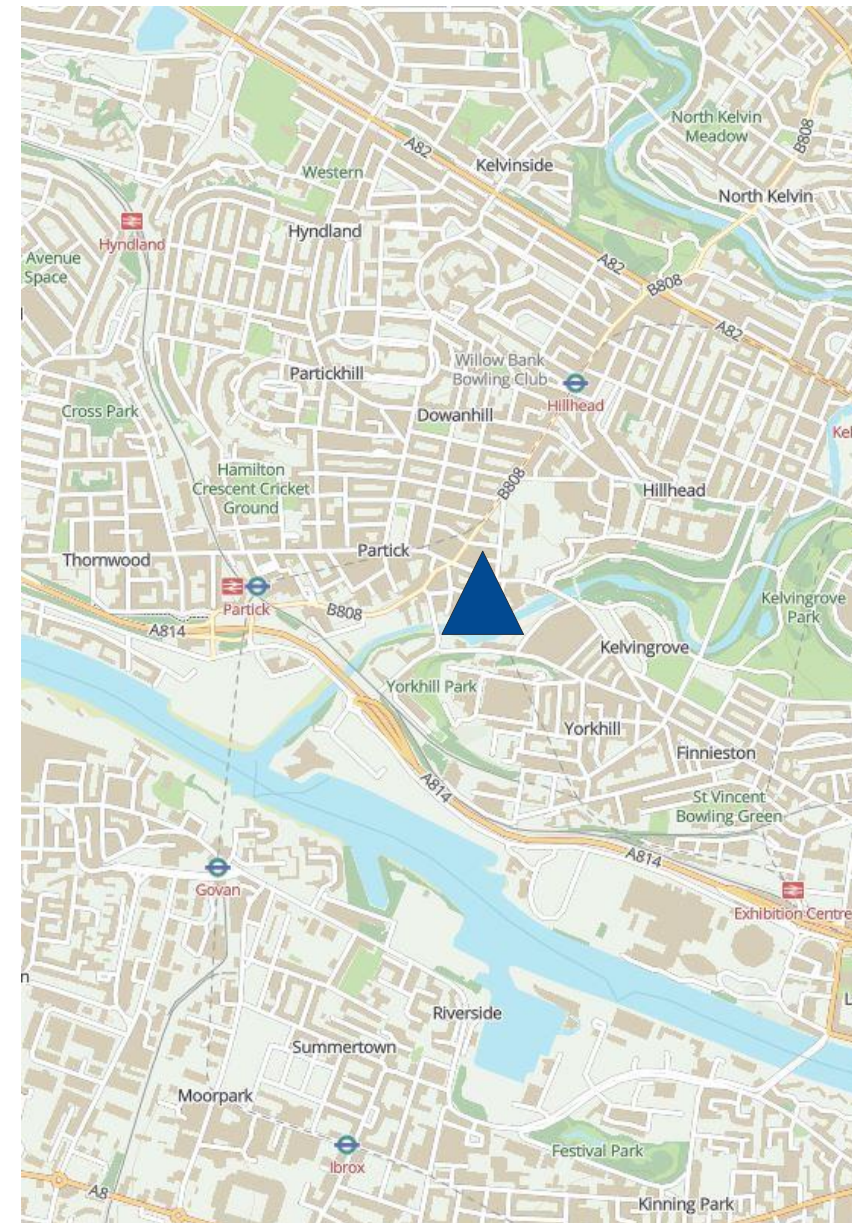
	SqM	SqFt
Ground Floor	230.39	2,477

The areas above have been calculated on a Gross Internal Area basis in accordance with the RICS property measurement professional statement (second edition, January 2018) incorporating the international property measurement standards.

## TENURE

The subject property is held on a Leasehold basis as summarised below.

- The subjects are held on a Full Repairing and Insuring lease for a term of 25 years from March 2020.
- The current rent payable is £22,162 per annum which is to be reviewed annually on the 1<sup>st</sup> April by way of an increase of 3% (at the Landlords discretion).
- There is a management contract currently in place with a third party, with that contract being renewable on a month-to-month basis.



The above location plan is for indicative purposes only.

## The Dram, 232 Woodlands Road, Glasgow G3 6ND



### LOCATION

The Dram enjoys a prominent and long-established position on Woodlands Road in Glasgow's West End, just a short walk from Kelvingrove Park and Glasgow University and as a result the Dram is a popular student haunt. Surrounding occupiers are largely licensed in use comprising of The Drake, The Old Schoolhouse, The Stand Comedy Club and Eusebi's Deli to name but a few. Kelvinbridge Underground is a 5 minute walk away with various bus routes passing by.

### DESCRIPTION

The Dram provides extensive restaurant and bar accommodation across the ground floor level of a four storey terraced tenemental property. There is a good degree of outdoor seating which fronts on to the Woodlands Road elevation. The Dram is compartmentalised to provide the 'Wee Dram' which is a private function room accommodating up to 60 people and 'The Fireplace' which is a cosy corner bar holding up to 35 people, along with the main bar area. The Dram presents a weekly line up of live folk nights, pub quizzes and live sport, and is known for their extensive selection of whisky's.

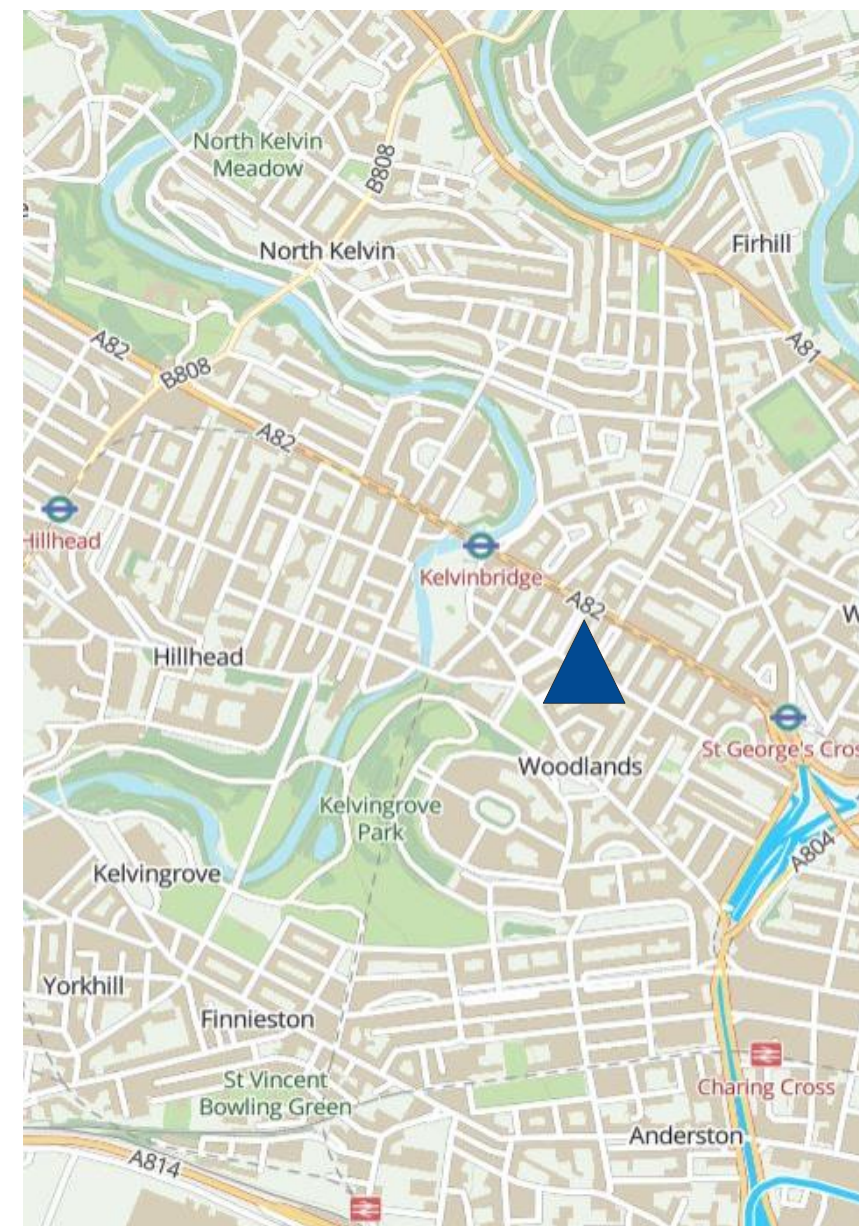
### AREAS

	SqM	SqFt
Ground Floor	333.80	3,591

statement (second edition, January 2018) incorporating the international property measurement standards.

### TENURE

The subject property is held on a Heritable basis (English equivalent of Freehold).



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## Telfords, 1 Stow Brae, Paisley, PA1 2HF



### LOCATION

Telfords is located on Stow Brae close to its junctions with Causeyside Street in Paisley. The location is close to the campus of the West of Scotland University with Paisley Gilmour Street train station also being nearby. Paisley is the principal town within Renfrewshire and is situated approximately 7 miles west of Glasgow city centre and approximately 1 mile south of Glasgow International Airport.

### DESCRIPTION

The subjects comprise of extensive licensed public house premises within a collection of attached buildings of part single and part two storey stone construction, to include a variety of single storey extensions to the rear.

Externally, the subjects provide car parking and beer garden facilities, while internally providing a spacious, largely open plan bar/dining area along with ancillary kitchen, toilet, office and storage accommodation at ground floor level and the upper floor level includes two reasonably sized rooms along with toilet and storage accommodation.

A programme of internal refurbishment began recently and is ongoing at this time. The above internal photograph was taken prior to works commencing.

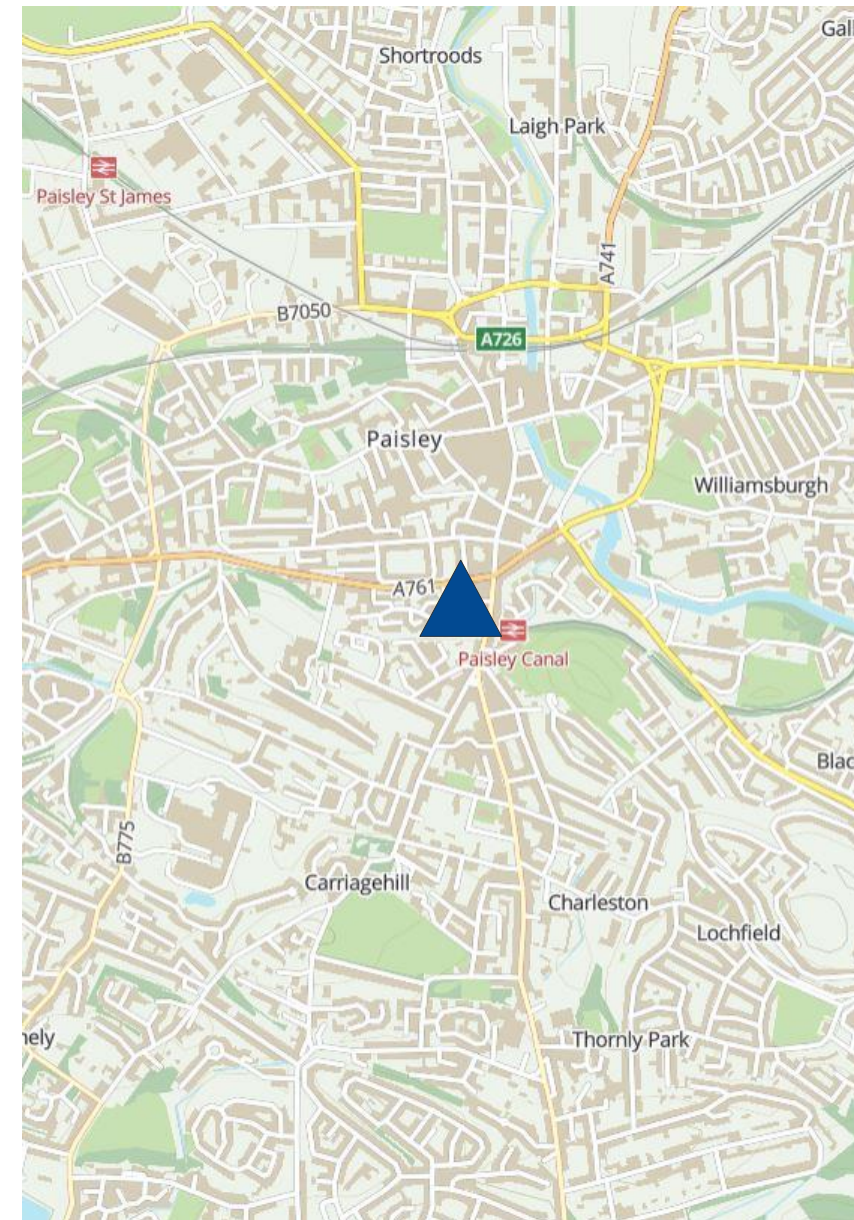
### AREAS

	SqM	SqFt
Ground Floor	618.01	6,652
First Floor	126.03	1,356
Total	744.04	8,008

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### TENURE

The subject property is held on a Heritable basis (English equivalent of Freehold)



The above location plan is for indicative purposes only.

## The Dog House, 54 Balloch Road, Balloch G83 8LE



### LOCATION

The Dog House is located on the west side of Balloch Road at its junction with Dalvait Road in the village of Balloch and is perfectly positioned for visitors wishing to experience all that Loch Lomond has to offer. Balloch is often referred to as the gateway to Loch Lomond and the Trossachs National Park. It has excellent road and rail links to and from Glasgow. Loch Lomond shores visitor destination including shopping, restaurants and outdoor activities attracts additional visitors to the area.

### DESCRIPTION

The subjects comprise of licensed public house premises contained within a detached single storey property of traditional construction. Internally, the subjects provide two bar areas, to the front and rear, along with ancillary kitchen, toilet and storage accommodation. The Dog House offers two separate bars known as the 'The Sports Bar' and 'The Front Bar' enjoyed by both locals and tourists.

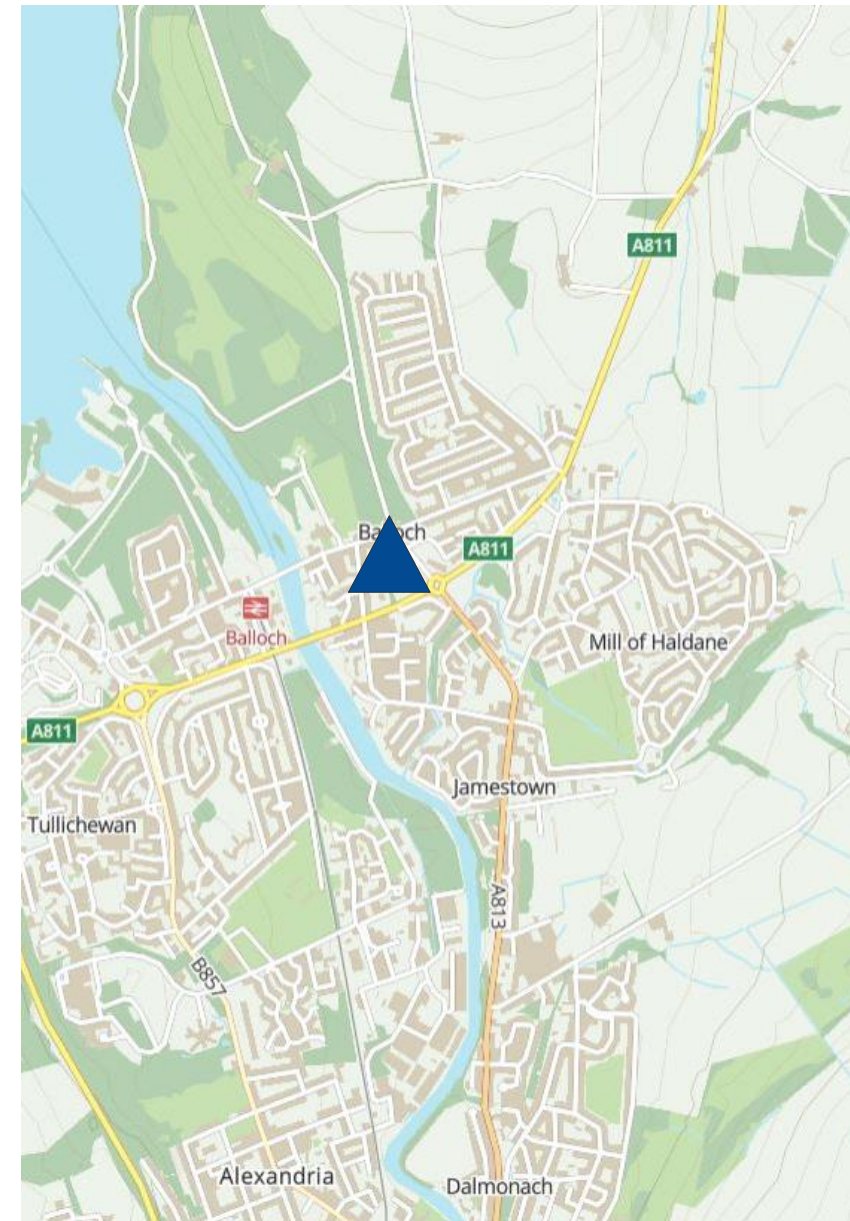
### AREAS

	SqM	SqFt
Ground Floor	160.82	1,731

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### TENURE

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## The Laird and Dog Inn, 5 High Street, Lasswade EH18 1NA



### LOCATION

The subjects are prominently located on the west side of High Street, within the Midlothian town of Lasswade, which is a village south of Edinburgh city centre. The Laird and Dog Inn is located four miles from the Edinburgh City Bypass which is one of the most important trunk roads in Scotland. There is a bus stop located directly adjacent to the property which provides transport across the city and wider locations.

### DESCRIPTION

The Laird and Dog provides extensive hotel and public house premises contained within a collection of interconnecting buildings and a separate detached outbuilding which is generally used for storage purposes. There is beer garden accommodation at the rear along with a spacious private car park.

The property is of stone construction and includes a number of extensions on the side and rear which includes a large conservatory. The main restaurant and bar area is on ground floor level and within the conservatory. The accommodation provides 11 bedrooms which are on first floor level.

An interesting feature is the 'Well' which was discovered during renovations in 1990 and is said to date back to the 18th century and now forms a feature within the restaurant area.

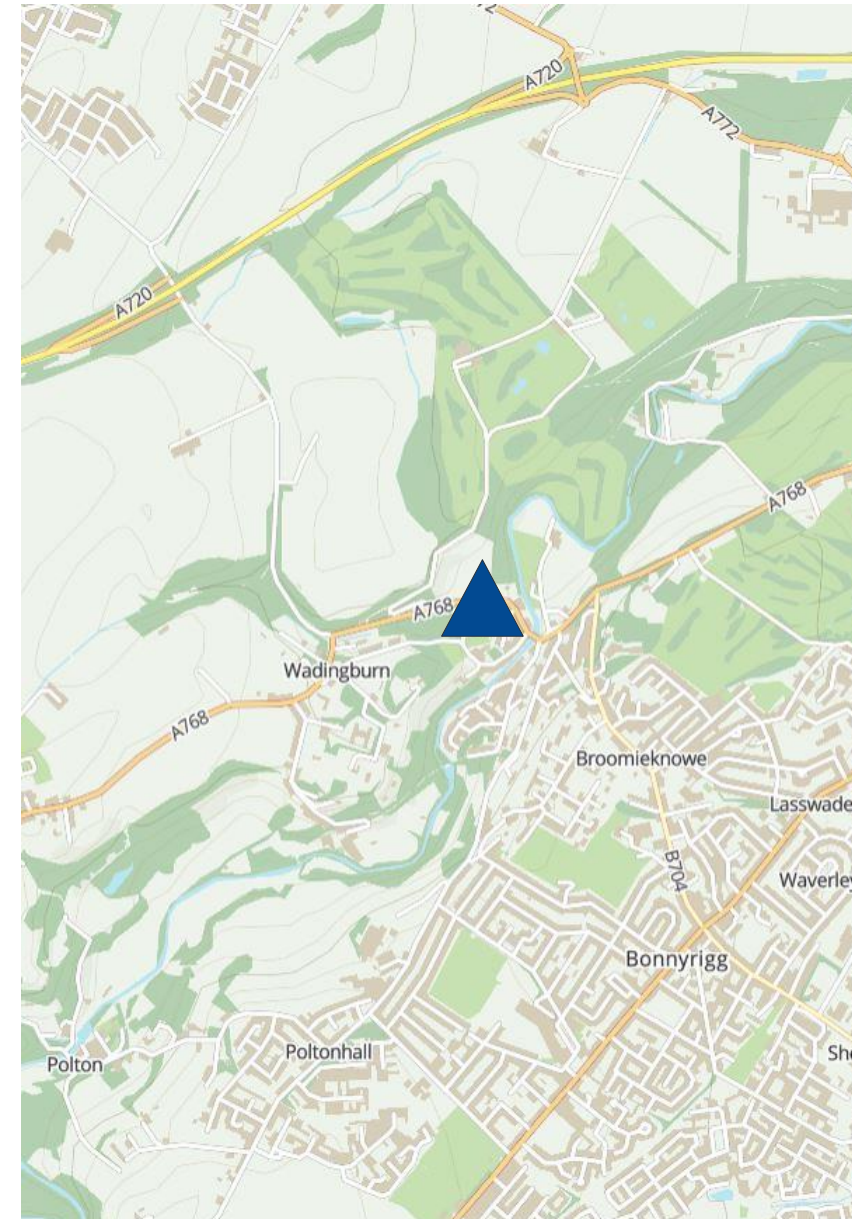
### AREAS

	SqM	SqFt
Ground	376.99	4,057
First	138.19	1,487
Total	515.18	5,544

The areas above have been calculated on a Gross Internal Area basis in accordance with the RICS property measurement professional statement (second edition, January 2018) incorporating the international property measurement standards.

### TENURE

The subject property is held on a Heritable basis (English equivalent of Freehold)



The above location plan is for indicative purposes only.

## The Steading, 118-120 Biggar Road, Edinburgh EH10 7DU



### LOCATION

The subjects occupy a prominent position on Biggar Road, close to its intersection with the A720 in the Hillend area of Edinburgh, just a short distance to the south of the city centre with a large volume of passing daily traffic. The Steading is also located next to the entrance to Hillend Ski Slope with views of the Pentland Hills Regional Park in the distance.

### DESCRIPTION

The Steading provides restaurant and bar accommodation with additional conservatory accommodation which comprises of two interconnected conservatory extensions providing additional seating. There is a spacious car park to the rear of the property with a raised beer garden. The building dates back to the 19<sup>th</sup> century with more recent extensions to the side and rear.

The bar provides an extensive bar servery section with spacious restaurant space. In addition, there is a fully fitted kitchen with ancillary areas off.

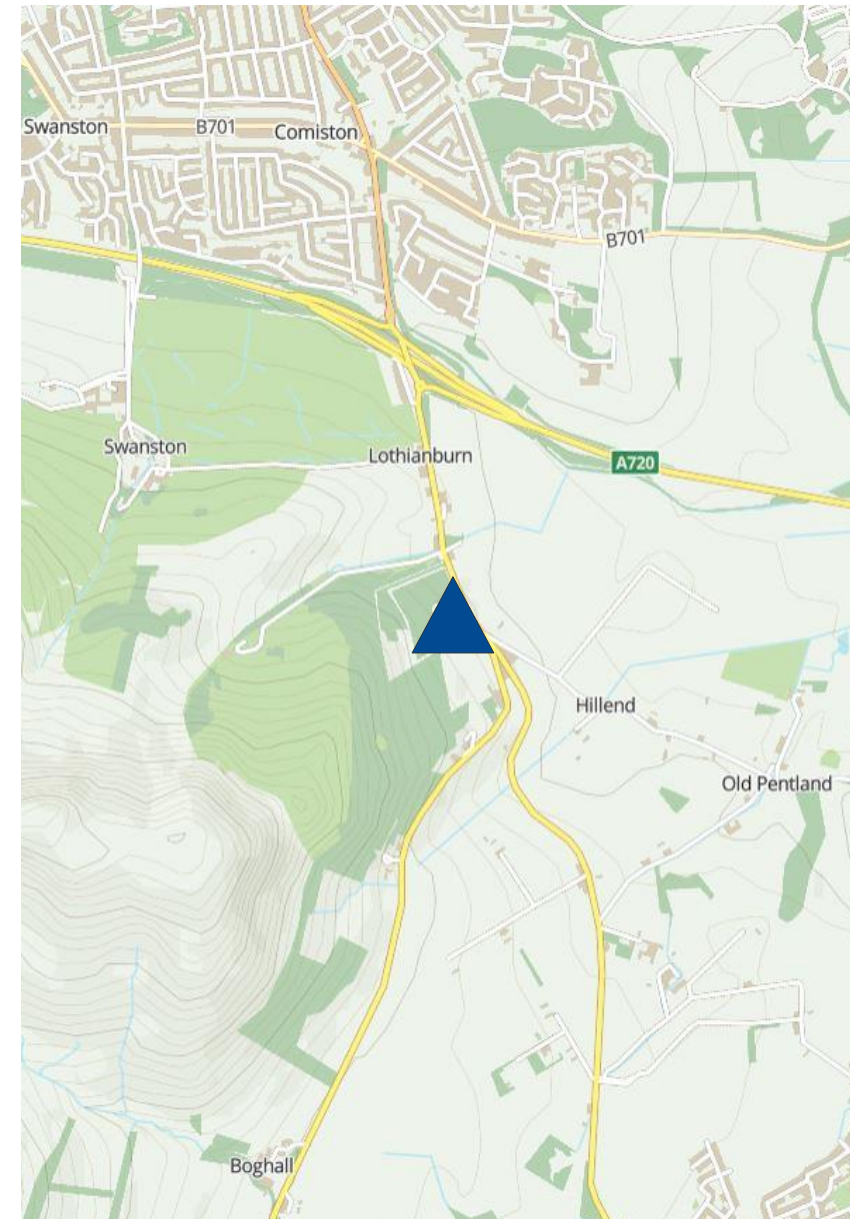
### AREAS

	SqM	SqFt
Ground Floor	515.05	5,543
Conservatory	137.00	1,474
Total	652.05	7,017

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### TENURE

The subject property is held on a Heritable basis (English equivalent of Freehold)



The above location plan is for indicative purposes only



## TRADING DETAILS

Trading information will be available to parties recording a formal note of interest. A Non-Disclosure Agreement will require to be signed by parties requesting trading information.

## PRICES

Our client is seeking offers for their interest held in each property, or alternatively offers for the acquisition of the portfolio as a single lot.

Due to the expected level of interest in the subjects, it is envisaged that a closing date will be set in due course seeking best offers. Accordingly, interested parties should formally notify us of their interest in writing so that they may be kept informed of the closing date.

## VAT

All prices and premiums are quoted exclusive of VAT.

## EPC

A copy of the EPCs for the properties can be made available upon request.

## LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any transaction.

## ANTI MONEY LAUNDERING

The Money Laundering Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of funds for the purchase, before the transaction can proceed.

## RATING

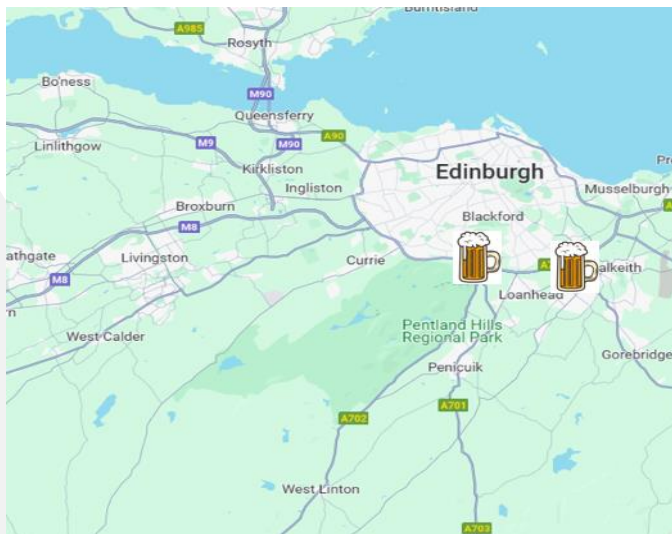
The current Rateable Values for each of the subject properties are as follows;

The Clockwork Beer Company	- £66,000
The West Side Tavern	- £22,950
The Dram	- £37,400
The Dog House	- £28,000
Telford	- £31,000
The Laird and Dog	- £52,200
The Steading	- £90,000

The rate poundage for 2023/2024 is 49.8p to the pound.

## PLANNING

It is assumed that planning consent is in place for existing use for each property.



THREE THISTLES PLC

For further information or viewing arrangements please contact the joint agents:

Shepherd Chartered Surveyors 2<sup>nd</sup> Floor Afton House, 26 West Nile Street, Glasgow, G1 2PF

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