



CROWN CREIGHTON BAR

476-480 DUKE STREET • DENNISTOUN • GLASGOW • G31 1QF

Smith &
Cough
BUSINESS ASSOCIATES

CROWN CREIGHTON BAR

- Renowned Glasgow “institution”
- Been in same family for over 70 years
- Excellent reputation & strong local clientele
- Steady turnover and barrelage
- Located within bustling licensed circuit
- Spacious public bar & lounge bar
- Close to all local amenities
- Very well established with traditional fit out

Freehold
Offers Invited



LOCATION

The Crown Creighton Bar occupies a prominent trading location on Duke Street in Dennistoun.

Dennistoun is in Glasgow's east end, to the north of the River Clyde and in recent years has benefited from extensive re development with many of its residents now being students or young professionals taking advantage of what this bustling area has to offer. Located only 1 mile from the City Centre and the Merchant City (regarded as one of the main licensed circuits in Glasgow) Dennistoun offers a host of local amenities. Many tourist and sporting attractions are close by including Celtic Park, Sir Chris Hoy Stadium, Tollcross Swimming Arena, Emirates Arena, Glasgow Cathedral and Peoples Palace. Strathclyde and Caledonian Universities are also within close proximity along with Glasgow Green and West Brewery. The area is renowned for its café and restaurant culture with a wealth of other pubs and restaurants within walking distance such as the famous Coia's Café (one of the most renowned Italian restaurants in Glasgow).

Dennistoun has excellent commuting links via bus, train & car via the M8 motorway or directly from the city centre via Duke Street. The train station is within close proximity to the pub and a regular bus service on Duke Street.

PROPERTY

Surrounded by many other bars and local amenities, the Crown Creighton has an excellent trading location within Dennistoun and is instantly recognisable due to its black and red painted façade. Located on the ground floor of a traditional 4 storey blond sandstone tenement building under a pitched tiled roof.

The property has been in the same family for over 70 years and is presented in good condition both internally and externally.

INTERNAL DETAILS

Public Bar – Accessed directly from Duke Street, this spacious public bar is fitted well and to a traditional standard with a welcoming feature bar servery and mirrored gantry. Seating is a mixture of freestanding bar stools, perimeter seating and free-standing tables and chairs, set on a wood effect floor. There are also 3 flat screen televisions, gaming machine and toilets to the rear.

Rear of bar servery gives direct access to the lounge bar.

Lounge Bar – Located to the right-hand side of the premises with separate access directly from Duke Street, again this is a well fitted comfortable spacious lounge area, with a feature bar servery and mirrored gantry. Seating is on a more relaxed offering, than the public bar, with a mixture of freestanding bar stools and “snug” style booth seating with carpet floor coverings. There are also 2 flat screen televisions and gaming machine, with toilets to the rear.

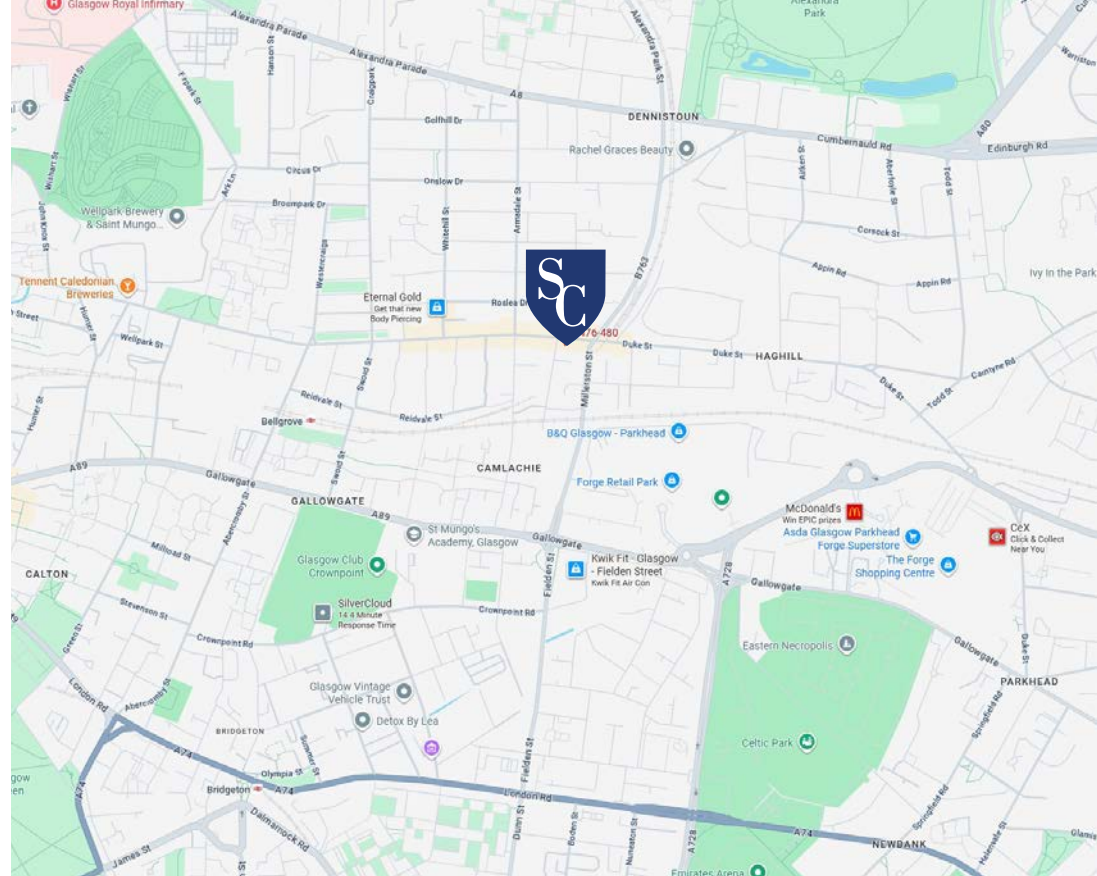
ANCILLARY AREAS

- Male & Female toilets
- Office
- Cellar
- Chill room
- Spirit store
- Storage

THE BUSINESS

The sale of the Crown Creighton Bar offers an exceptional opportunity to acquire what can only be described as a real Glasgow “institution”, that has been owned and operated by the same family for more than 70 years.

Over the years this well-established business has built up a strong reputation within the





busy licensed circuit in Dennistoun and is supported very well benefiting from continued local clientele.

Due to its proximity to Celtic Park the pub is busy during the football season and shows most sporting events via Sky Sports, TNT and Premier Sports in both bars.

Previously the pub also had live music and karaoke on a Friday night, however this could easily be re-introduced by a new owner, should they wish.

Opening Hours: 11am – midnight, 7 days a week.

With its location, condition and reputation this pub would suit either a private owner looking to get into this busy area or for a multiple operator looking to add to their existing portfolio.

ACCOUNTING INFORMATION

Full accounting information and barrelage will be made available to interested parties after formally viewing the business. The turnover for year ending March 2025 was c. £395,000 net of VAT.

FIXTURES & FITTINGS

We have been advised that all trade fixtures and fittings are owned outright and are free from any higher purchase agreement. This will be confirmed.

BUSINESS RATES

The subjects are entered into the current valuation roll effective from 1st April 2023 as having a rateable value of £30,000.

LICENCES

The business trades with the benefit of a full premises licence.

EPC

A copy of the Energy performance Certificate is available upon request. The rating is E.

AML

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.

VIEWING & FURTHER INFORMATION

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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

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All plans are indicative only - not to scale

