



HORSE & ANCHOR

208-210 CAMBUSNETHAN STREET • WISHAW • LANARKSHIRE • ML2 8PW

Smith &
Cough
BUSINESS ASSOCIATES

HORSE & ANCHOR

- Very well established freehold public house
- Presented & equipped to a high standard throughout
- Large open plan public bar and private lounge
- Games area incl. pool table, dart board and 3 x full size snooker tables
- Prominent trading location, close to amenities
- Supported very well locally
- Been in same family since 1990
- Ideal opportunity for first time buyer or multiple operator

Freehold

Offers Around £225,000



LOCATION

The Horse & Anchor is located within the suburb of Cambusnethan on the eastern edge of the busy North Lanarkshire town of Wishaw. Wishaw has a population in excess of 28,000 residents and enjoys a catchment well beyond this with the inclusion of surrounding small villages and towns in the area.

The Horse & Anchor occupies a prominent position on Cambusnethan St (A722), surrounded by an abundance of private and local authority housing and is within a short walk of all local amenities. Wishaw town centre is close by which offers further local and national retailers, cafés and licensed properties.

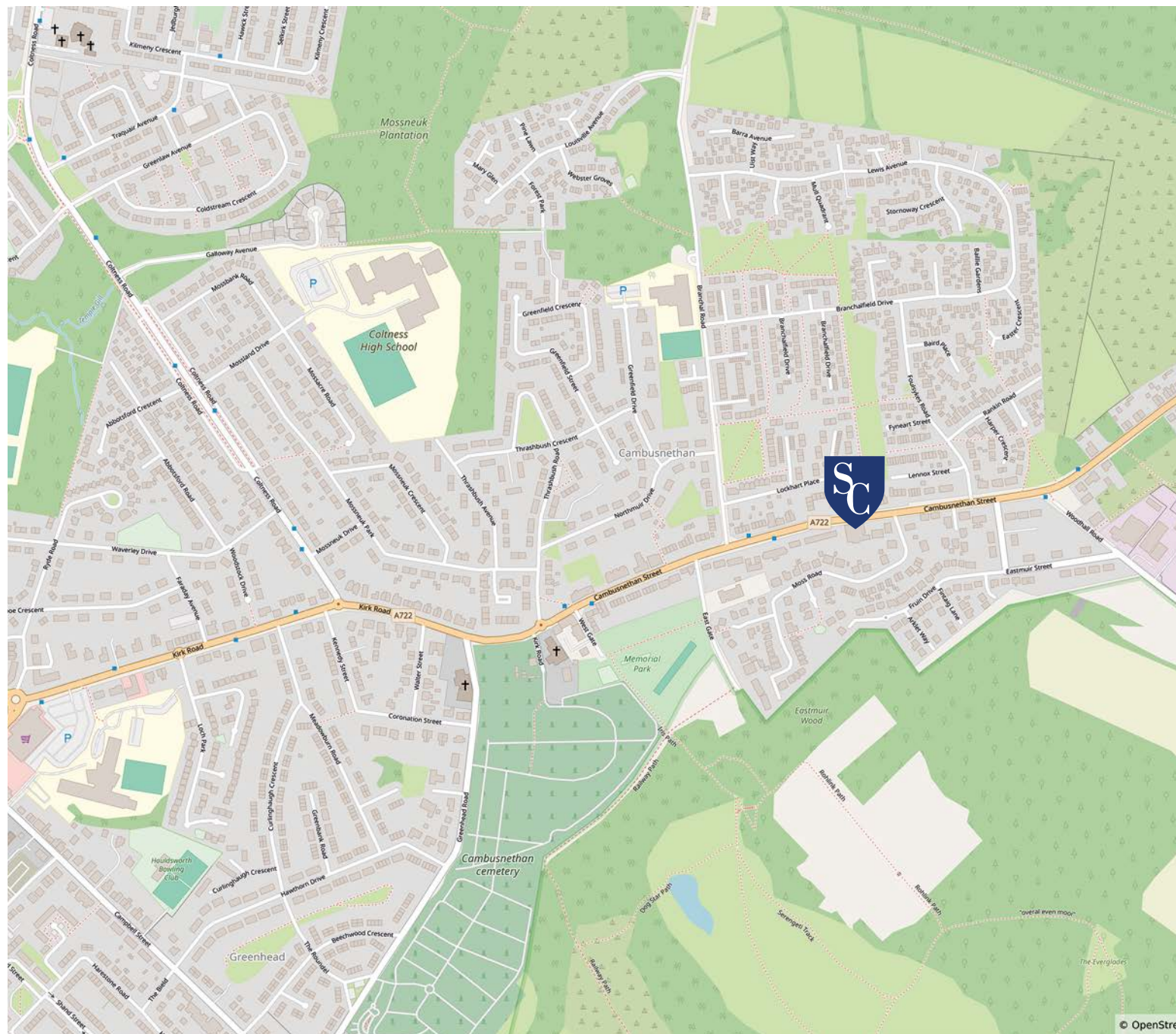
Wishaw and the surrounding area is easily accessible with regular bus services and is ideal for commuters with Glasgow city centre approximately 19 miles away. Motherwell and Hamilton are within 3 and 6 miles respectively.

PROPERTY

Very deceiving from the outside, the property occupies the partial ground floor of a 2-storey building under a pitched roof, with access to the public house directly from Cambusnethan St. The first floor of the building is for private residential dwellings and to the rear is a small area of ground along with access/owner parking at the side.

Also attached to the rear of the pub is a small unit that was previously a bookmaker, currently not usable and in need of complete refurbishment.

Internally the property is in very good condition and presented to a high standard throughout with a new boiler put in c. 2023.



INTERNAL DETAILS

Upon entering the property, you are instantly met with a spacious predominately open plan trading area, which is very deceptive from the outside and presented to a very high standard (benefited from a complete refurbishment c. 2012)

To the right-hand side is a large feature bar servery fitted to a modern design, with the area incorporating free standing tables and chairs, fitted perimeter & booth style seating and bar stools in neutral colours against feature exposed stone effect walls. Light grey coloured wood flooring helps continue the modern design throughout. Male and female toilets and small office.

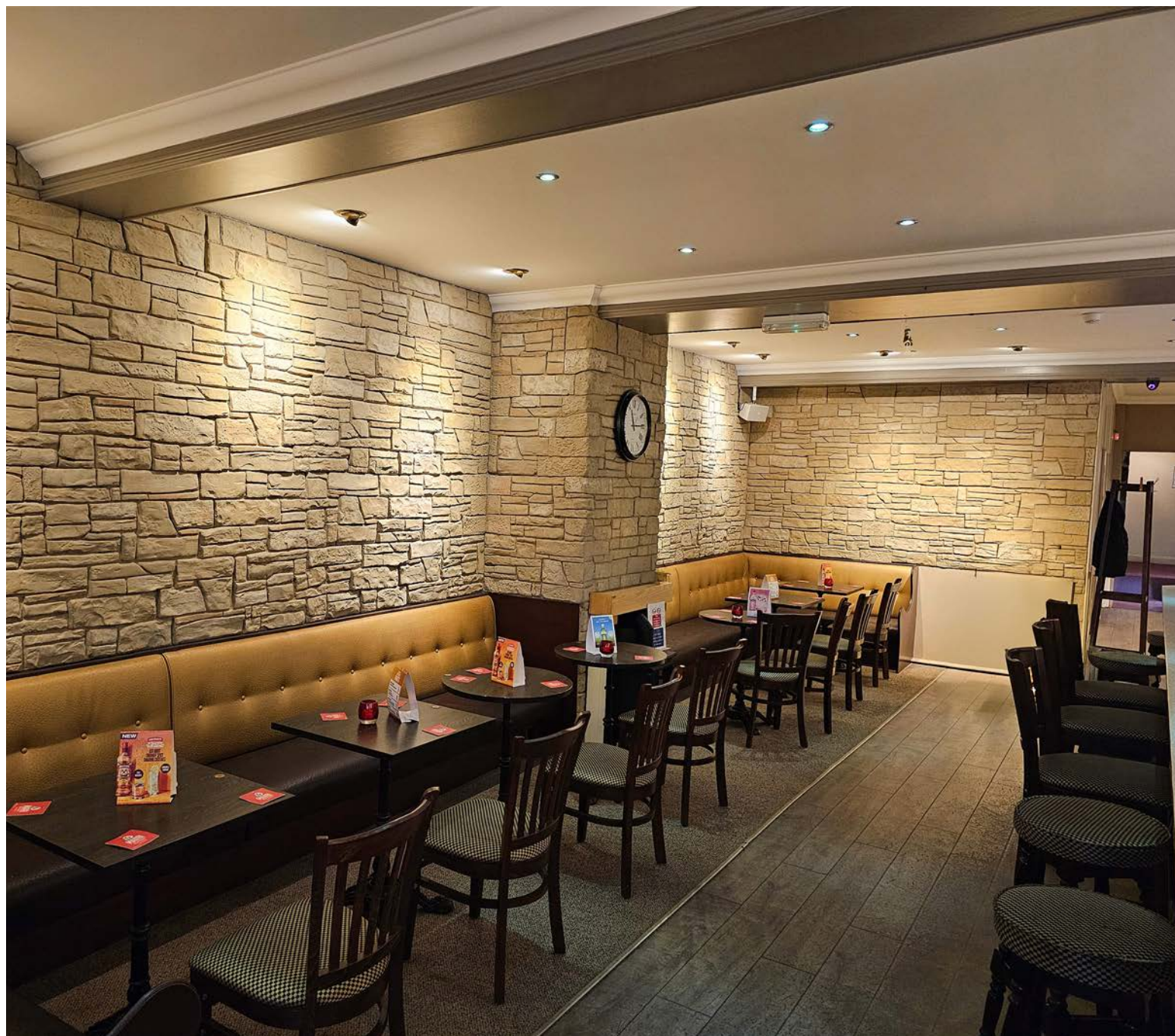
Following through to the start of the games area with pool table, leading further to the rear where there are 3 full size snooker tables and darts lane, with additional seating.

To the side is a separate lounge that can accommodate approx. 40 covers, which is used for small private functions and showing sporting events on the projector, male and female toilets are also available.

There is also flat screen TV's throughout the space showing BT Sports.

THE BUSINESS

The Horse & Anchor has been owned by the same family since 1990 and taken over by our clients in 2008, who have continued to run it successfully. The pub has built up an excellent name locally and within the surrounding areas as a well-established/operated business is regarded very much as a community pub it is supported well and is run very much to suit the owners, with the assistance of 2 regular members of staff and casual staff when needed.





Whilst the business is strong the pub certainly offers scope to do more, especially with the introduction of pool, darts and snooker teams, along with live music, which the current owners have never really pushed, along with more small functions in the lounge.

Having had a full refurbishment c.2012, very little, if any capex is required with the business suiting a first-time buyer, family operator or as part of a multiple operator portfolio, looking to get into a well-supported trading location.

Opening hours: Mon-Thurs 12 to 10pm, Fri-Sat 12 to 12 and Sun 12.30 to 10pm.

The business is free of tie, with a barrellage of c. 143.

TRADING INFORMATION

Accounts for the year ended March 25 show a turnover of c. £212,377 net of vat, producing strong profits.

Full accounts will be made available to interested parties, after formally viewing the business.

BUSINESS RATES

The subjects are entered into the current valuation roll as having a rateable value of £13,300 effective from 1st April 2026.

LICENCES

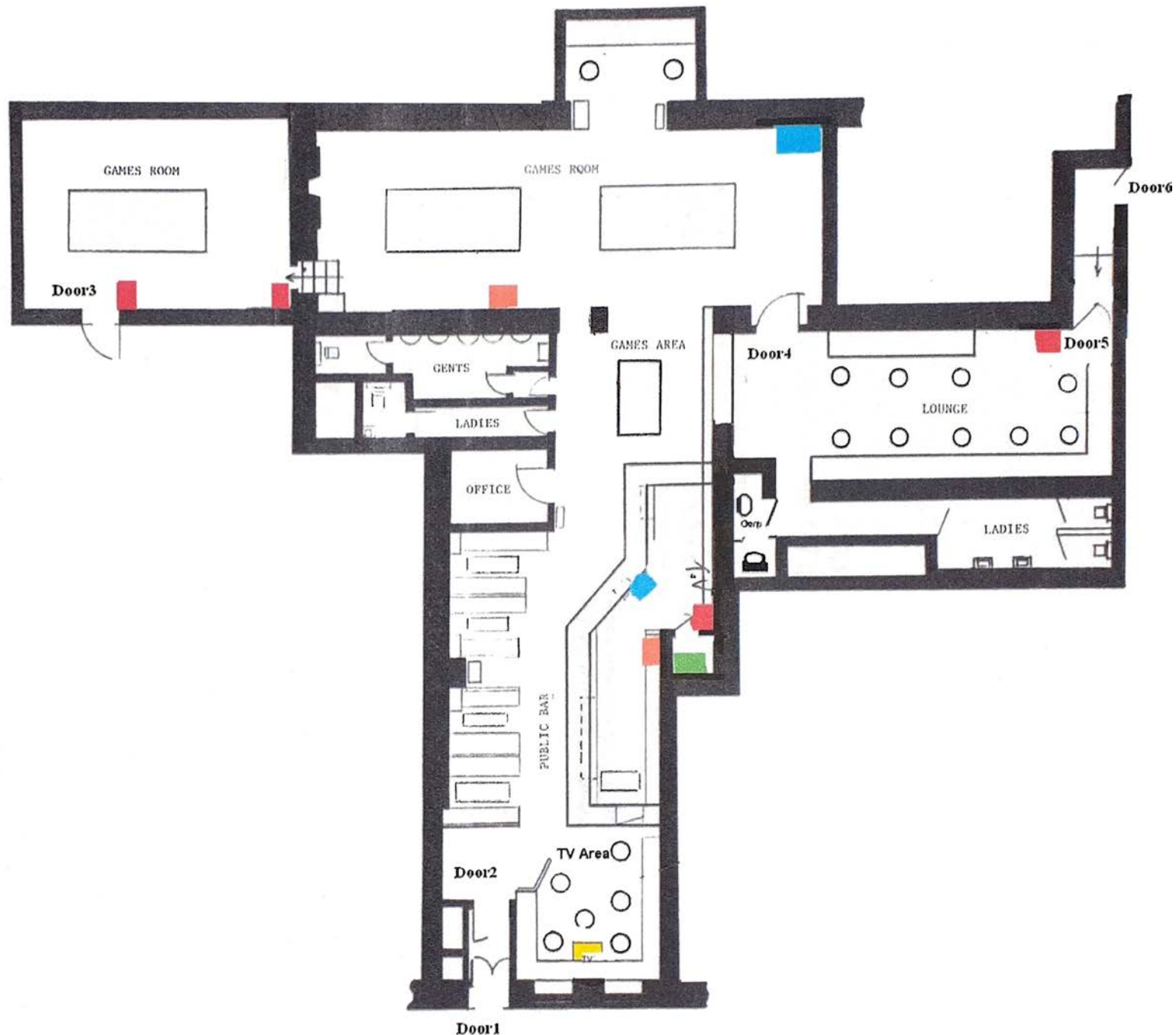
The business trades with the benefit of a full premises licence.

EPC

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







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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BUSINESS ASSOCIATES

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.

DATE OF PUBLICATION: JULY 2026

All plans are indicative only - not to scale

MAP © OpenStreetMap contributors

