
# Bar ML1

322 Brandon Street, Motherwell, ML1 1XA

Smith & Clough
BUSINESS ASSOCIATES

# Bar ML1

- Fantastic Public House Opportunity
- Designed & fitted to a high standard. Walk in condition
- Prominent corner trading position within the heart of Motherwell
- Busy commercial area opposite Motherwell Shopping Centre
- Surrounding operators include Tony Macaroni, Asda, KFC, Primark & PureGym
- Would suit other uses including retail, salon, clinic etc
- Size approx 1,250 SqFt
- EPC rating pending

**Asking rent £15,000 p/a**

**or Freehold £150,000**

## LOCATION

The property occupies a prominent corner trading position on Brandon Street within the heart of Motherwell, one of North Lanarkshire's principal commercial centres, approximately 12 miles south-east of Glasgow. Motherwell benefits from excellent transport connectivity via the M74 and M8 motorway networks, together with regular rail services providing direct links to Glasgow, Edinburgh and the wider Central Belt.

The surrounding area comprises a well-established mix of residential neighbourhoods, retail and commercial occupiers, creating consistent footfall throughout the day and evening. Motherwell town centre offers a wide range of national and independent retailers, leisure facilities, licensed premises and public services, while the nearby Fir Park Stadium, Strathclyde Country Park and Ravenscraig regeneration area generate additional visitor activity.

The property's location within the popular ML1 postcode provides an established local customer base and convenient access for patrons from Motherwell and the surrounding communities of Wishaw, Bellshill, Hamilton and the wider North Lanarkshire area. Excellent public transport links and readily available parking further enhance the property's accessibility, making it well suited to continued licensed trade.

## THE PROPERTY

The subjects comprise part ground floor of this 2-storey, traditional, sandstone property, all under a pitched tiled roof.

## DESCRIPTION

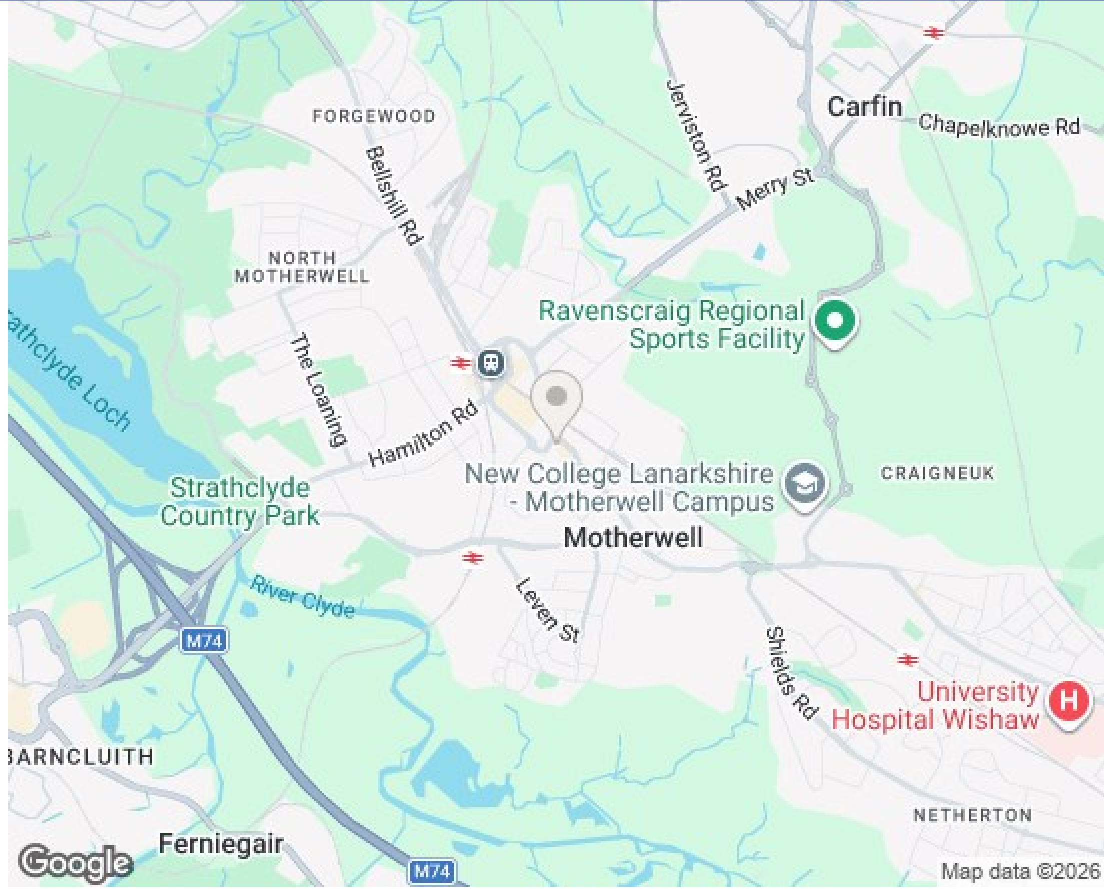
The subjects are accessed via an attractive entrance vestibule in the corner of the property leading in to the large open plan bar premises. The premises have been designed and fitted to a high standard with high quality finishings throughout providing a fantastic opportunity for a new operator to take on these stunning premises with very little CapEx required.

The premises can comfortably seat approximately 50 customers by way of stylish banquet seating, loose tables, chairs and high stools.

To the rear of the customer area there is a stylish, fully equipped, bar servery with stunning, full height, backlit gantry to the rear.

## ANCILLARY AREAS

* Chilled cellar
* Ancillary storage
* Male & Female toilets




## FIXTURES & FITTINGS

We have been advised that all trade fixtures and fittings are owned outright and are free from any hire purchase or lease agreements.

## BUSINESS RATES

The subjects are entered into the current valuation roll as having a rateable value of £17,800.

## LICENSES

The business trades with the benefit of a premises licence.

## PRICE/TENURE

Our client is willing to offer a fresh FRI lease to an incoming tenant on negotiable terms and duration and is seeking an initial rental of £15,000 per annum.

Freehold offers are also invited with a guide price of £150,000.

## EPC

A copy of the Energy Performance Certificate is available on request. The rating is pending.

## 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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