



THISTLE BAR

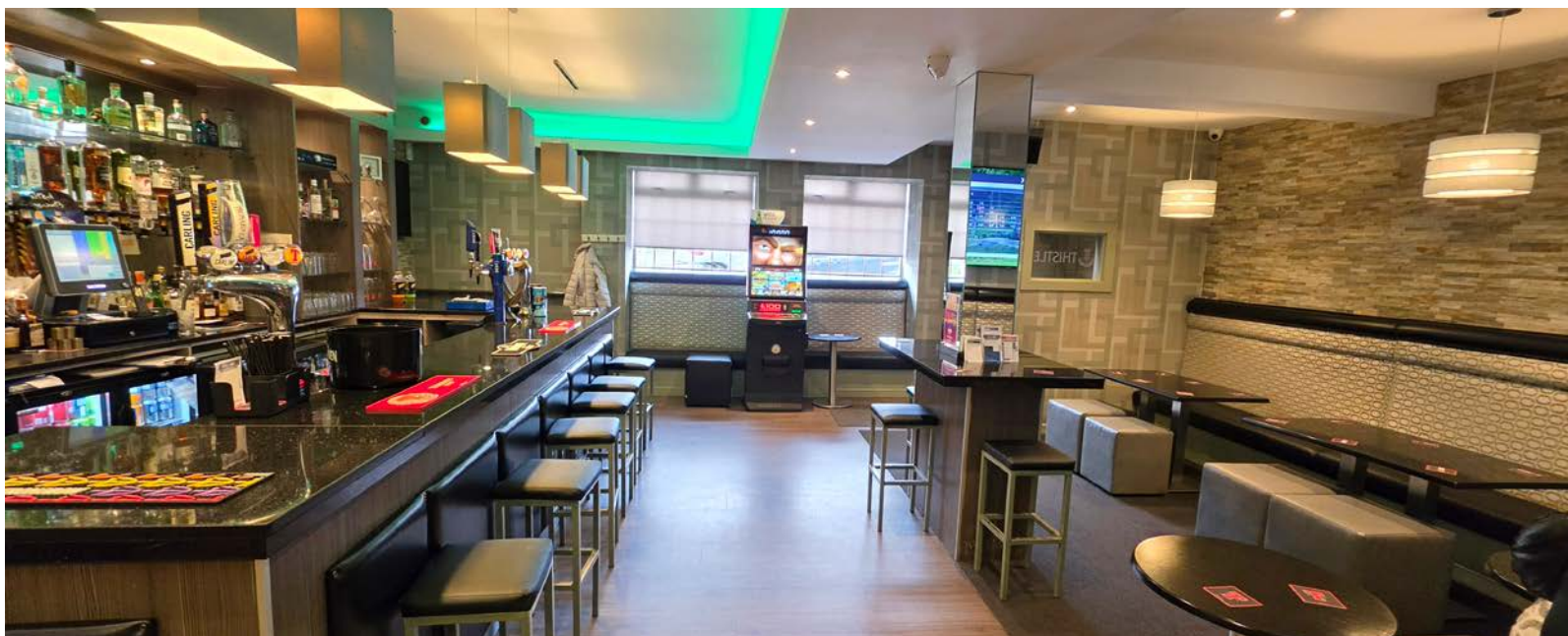
70 MAIN STREET • BAILLESTON • GLASGOW • G69 6SL

THISTLE BAR

- Long established, free of tie, community Public House
- Prime trading position in the heart of Baillieston Main Street
- Within bustling commercial & licensed circuit. Surrounding occupiers include Greggs, Ladbrokes, William Hill and Marini's
- Recently refurbished to an exacting standard throughout, including outdoor terrace to rear
- Strong trading performance. Wet sales only. Approx.240 barrels p.a.
- Upper floor available separately offers development potential for lounge bar or residential (subject to planning)
- Retirement sale. Rarely available opportunity
- EPC rating pending

**Freehold offers over
£350,000**

Leasehold offers invited



LOCATION

The subjects benefit from a prime trading position on Main Street in the heart of Baillieston, a well-established suburb situated approximately 7 miles east of Glasgow City Centre. The Thistle Bar benefits from a central trading location within the town centre, surrounded by a mix of residential housing, local retailers, community facilities and licensed premises, providing a strong and established customer base.

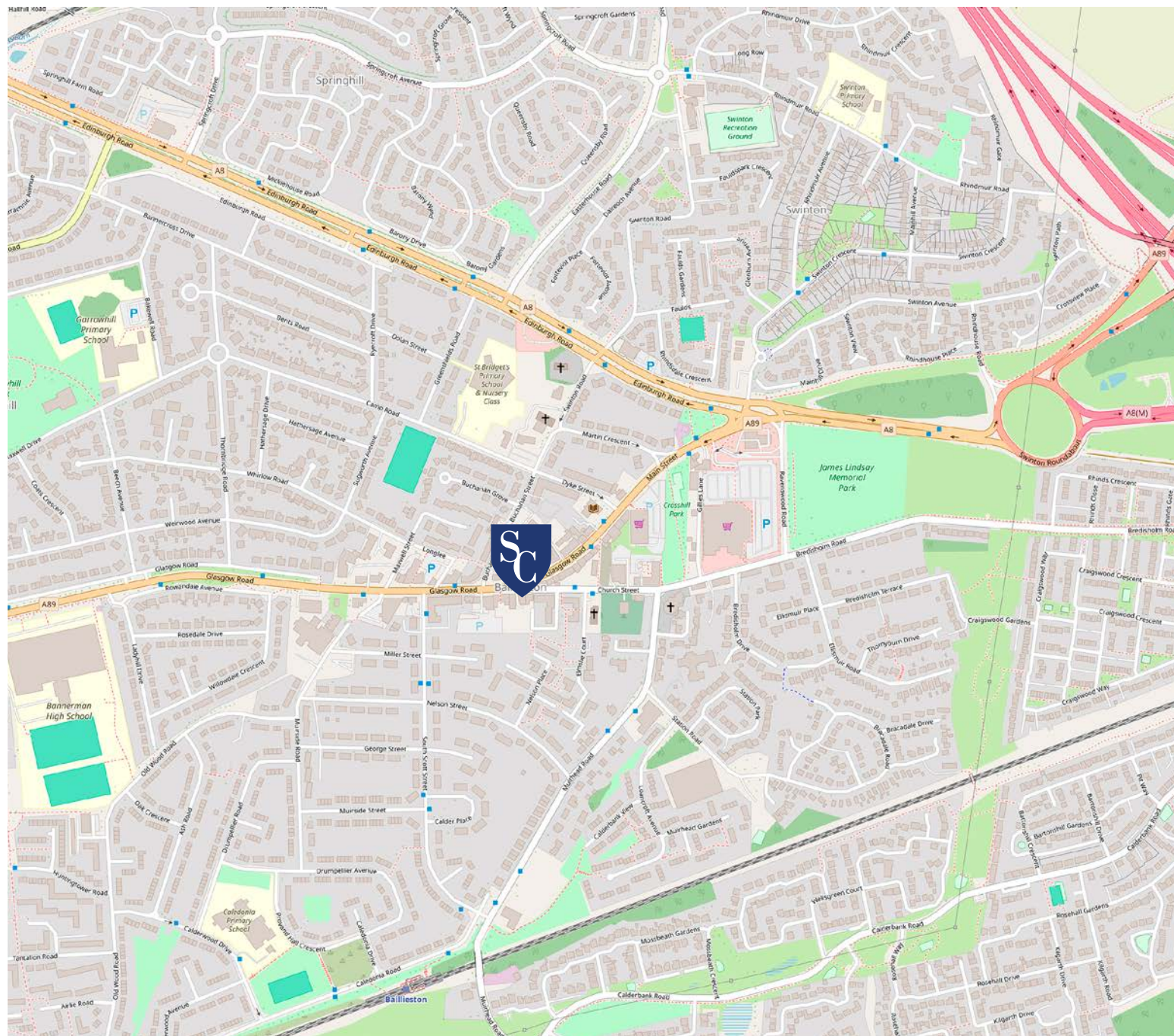
Baillieston is a popular commuter location with excellent transport connections. The property is within walking distance of Baillieston Railway Station, providing regular services to Glasgow and the wider region, while the nearby M8 motorway offers direct access to Glasgow City Centre, Edinburgh and Scotland's principal road network. The area is also well served by local bus routes.

The surrounding area benefits from a range of amenities including shops, restaurants, schools and leisure facilities, reinforcing the property's appeal as a neighbourhood public house serving both local residents and visitors. Nearby retailer occupiers include Greggs, William Hill, Ladbrokes and Marini's and hospitality venues include Argyle Tavern, The Baillie, The Rhindsdale Tavern and Kastriot's Mediterranean Bar & Grill, contributing to an active retail and licensed circuit.

THE PROPERTY

The subjects comprise part ground floor of this traditional 2-storey property all under a pitched tiled roof, with a single storey extension to the rear. The subjects benefit from an undercover outdoor seating terrace to the rear, as well as further grounds which can be used for parking or further external space.

Our client also owns the first floor which is accessed via a separate entrance and offers development potential subject to planning. In the past our client has had plans drawn up for a lounge bar as well as for 2 flats. This could be made available with separate negotiation if required.



DESCRIPTION

The subjects are accessed directly from Main Street via an entrance vestibule to the right-hand side of the frontage with prominent signage above.

Internally the premises underwent a complete renovation and refurbishment a few years ago and the place has been designed and fitted to an exacting standard with high quality finishings and furnishings throughout.

The pub has a capacity of approximately 60 people with customer seating comprising a mix of stylish banquet seating, loose tables and leather cube stools as well as bar seating and high stools round a central table.

A substantial, marble topped bar servery is positioned along the right-hand wall and is fully equipped with large gantry to the rear and undercounter bottle fridges and epos till system.

The pub benefits from 4 flat screen televisions and a gaming machine.

ANCILLARY AREAS

- Male & female toilets
- Temperature controlled beer cellar & store
- Outdoor seating area and surrounding ground/yard area

THE BUSINESS

Our client has owned the Thistle Bar for approximately 16 years however the business itself is understood to have traded from this location since the late 19th century, with local historical sources indicating that the business dates back to the 1880's so the business is therefore extremely long established and something of a local institution.

The Thistle Bar is an extremely popular locals bar at the heart of the local community, and benefits from a loyal and regular clientele. The business is popular for live sport including football and horse racing and has subscriptions to both Sky Sports and Premier Sports. They host live music every second Saturday



but there is potential to increase this as well as introduce karaoke, quiz nights etc.

Our client runs the pub as a managed house, completely under management, so it could easily fit into a multiple operator's portfolio however it is also felt that the business could suit a more hands on owner operator.

TRADING HOURS

Sunday – Thursday: 11am-11pm

Friday/Saturday: 11am-12am (although licensed until 1am)

FIXTURES & FITTINGS

We have been advised that all trade fixtures and fittings are owned outright and are free from any hire purchase or loan agreements except for the gaming machine which is leased.

TRADING INFORMATION

The business trades exceptionally well with a strong turnover and an annual barrellage of approximately 240 barrels. Further trading and barrellage information can be made available to interested parties only after formally viewing the business.

LICENSES

The business trades with the benefit of a premises licence.

RATES

The subjects are entered into the current valuation roll as having a rateable value of £17,400

TENURE

Heritable/Freehold

Leasehold offers are invited.



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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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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