



THE BRASS BUTTON

162A LOGANS ROAD • MOTHERWELL • LANARKSHIRE • ML1 3NY

Smith &
Cough
BUSINESS ASSOCIATES

THE BRASS BUTTON

- Established community public house
- Current tenant in place (will be sold with vacant possession)
- Large public bar with pool table and split-level lounge bar at rear
- Ideal for a variety of uses incl. retail
- Local Council ground rent £6,400 per annum
- Surrounded by local amenities in heart of housing estate
- Would suit a first-time buyer
- Next to Community Centre with ample public parking

Freehold (with council ground rent):

Offers in the Region of £70,000



LOCATION

The subjects are located on Logans Road within a residential area of Motherwell in North Lanarkshire and is approximately 16 miles southeast of Glasgow City Centre.

Motherwell itself is a former Burgh and is the largest town in North Lanarkshire with a resident population of approximately 50,000 people, supplemented by the surrounding towns and villages including Hamilton, Wishaw and Bellshill. Motherwell is also the administrative centre for North Lanarkshire Council. The pub is surrounded by private and local authority housing, local amenities and primary schools are within walking distance, with a regular bus service running along Logans Road.

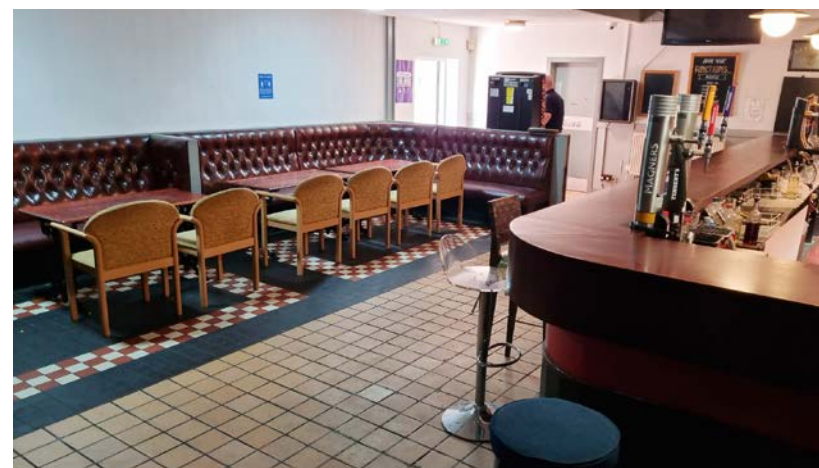
PROPERTY

The property is attached and located to the rear of a small retail parade with direct access separately to the public bar and lounge bar via an access lane between Logans Road and Lindum Crescent. All public areas are on ground floor and the property is of a brick construction with flat roof construction and is presented internally to a fairly basic standard.

INTERNAL DETAILS

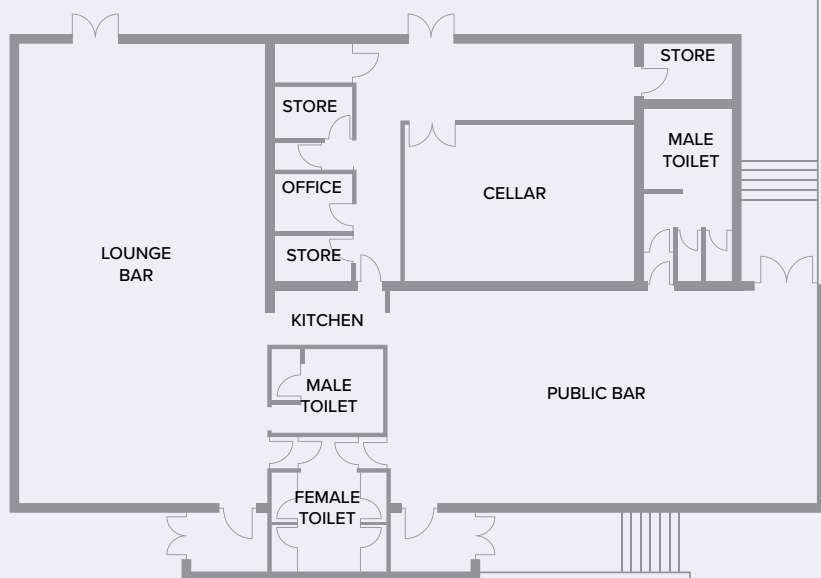
Public Bar – Located to the front of the property is a spacious public bar with large single bar servery and pool table at one end. Seating is a mixture of freestanding bar stools, perimeter seating and free-standing tables and chairs, set on a tiled floor. There are also 2 flat screen televisions and games machine. Male and female toilets

Lounge Bar/Function area – With its own access from the lane, again this is a spacious area laid out on a split level, with curved bar servery and wooden dance floor in the corner. Perimeter seating with additional free-standing tables and chairs with carpet floor covering throughout. Male and female toilets





FLOOR PLAN FOR INDICATIVE PURPOSES ONLY



ANCILLARY AREAS

2 x male and female toilets

Extensive back of house areas including office, Cellar, storage, staff room, boiler room and small wash area with sink.

THE BUSINESS

The Brass Button has been established within this area for many years and has been supported well by the locals in the surrounding area. Under our clients ownership since 1998, it has been leased out for the majority of this time and the business currently has a tenant but will be sold with vacant possession.

Under a new owner it is felt that there is scope to grow the business as the lounge bar/ function area is very rarely used and pub is very much part of the community being the only pub in its locale.

Opening Hours: 11am - Midnight Sunday to Thursday and 11am-1am Friday and Saturday.

Due to the properties size and location it would suit a variety of uses (STP) with previous suggestions for retail especially.

GROUND RENT

The ground rent is payable to the local council in 2 instalments and is £6,400 plus Vat, in total, per annum.

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 2026 as having a rateable value of £13,000.

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 G.

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

Graeme Smith

07500 661 790 • 0141 404 0087

graeme@smithandclough.com

Smith & Clough
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

