

6-8 BALLIESTON ROAD, GLASGOW G32 0QQ



TRADITIONAL & WELL ESTABLISHED PUBLIC HOUSE

The subjects are on the south side of Baillieston Road at its junction with Sandyhills Road and whilst there is a car sales garage and a BP petrol filling station in close proximity, the surrounding areas of Sandyhills and Mount Vernon are largely residential in nature.

Baillieston Road is a continuation of Shettleston Road and links the district of Shettleston, less than a mile to the west, with the centre of Baillieston, approximately 1.5 miles to the east. A plan is attached showing the location of the property.

- Prominent corner position
- Potential for 1st floor residential
- Private Parking
- Premier local for change of use to Class 3



Description

The property comprises a standalone public house albeit within a traditional tenement building which is constructed of sandstone and has a pitched concrete tiled roof. The premises occupy basement, ground and first floor space at the building which also contains ground and upper floor flats in separate/private ownership.

"The Gables" has a traditional style public bar area off which there are male and female toilets. There is a mix of fixed and loose seating and generally the premises are well presented. There is a timber built bar servery to the rear of which is a hatch/stairway leading to basement cellar/storage space with a street level beer drop.

There is a first floor lounge/function room with a direct access from the street and also from the public bar area. Once again, the accommodation is well presented and has a bar area, dance floor section plus male and female toilet facilities. Externally, there are two areas at the street frontage designated, and utilised, for pavement café external drinking for 8 persons. The subjects also have the benefit of a tarmac surfaced rear car park which is accessed off Baillieston Road.

FLOOR AREAS

The subjects have the following approximate Gross Internal floor areas:

Ground Floor Bar 60.56 sq.m (652 sq.ft)
First Floor Lounge 79.30 sq.m (853 sq.ft)
Basement Store/Cellar 33.43 sq.m (360 sq.ft)
TOTAL 173.29 sq.m (1865 sq.ft)



PROPOSAL

The subjects are available to let for a negotiable term at £20,000 per annum. Our client would consider disposing of their heritable interest in the subjects, further information available from the marketing agent.

V.A.T

The subjects have been elected for V.A.T which will be payable in addition to the rent.

E.P.C

A copy of the E.P.C is available upon request.

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