



48 Gallowgate

Glasgow, G1 5AB

Offers in Region of £80,000

ccl
PROPERTY



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It is with great pleasure that CCL brings to market MacKinnon's Bar & Lounge. This well performing, charming pub, within the Gallowgate area of Glasgow; close to the city centre, Parkhead and the famous Barras. The business has been run by the current owners for 36 years. It is a long established and very popular bar. It is one of only 3 premises that benefits from an 0800 alcohol licence. The sale represents an ideal opportunity to purchase a popular business presented in true walk in fashion and to take advantage of demand in the local area and expand to cater for the football market.

The subjects are located in Gallowgate in Glasgow. A short distance from the Merchant City, Glasgow Green and Parkhead. This is a bustling area of the city, and it dates back to Medieval times. Gallowgate is adjacent to the famous Barras market and a short distance from the Barrowlands Ballroom.





The Business

Operated with the aid of 3 employees, this popular bar has been owned but the current proprietors for 36 years. It benefits from an historic 0800 licence, serving breakfast to a loyal and regular customer base. MacKinnon's currently only provides a breakfast offering but it could be expanded to include lunches and light bar snacks. Given its proximity to Parkhead the bar could target the football market which currently remains untapped.

The leasehold sale of MacKinnon's Bar and Lounge is a great opportunity to acquire a thriving bar business, free of ties, in a bustling and popular area of Glasgow with great growth potential and opportunity to expand the business.

Trading figures will only be released after a formal viewing has taken place.

Offers in the region of £100,000 are sought for the business, fixtures, and fittings.



The Property

MacKinnon's Bar is bordered by Gallowgate at the front and St Andrews Lane at the side. The main entrance is from Gallowgate where customers will enter the main bar area. This leads to the lounge bar at the side where there is a separate entrance to St Andrews Lane. A well-equipped and positioned bar serves both areas.

At the rear of the lounge bar is the kitchen and a small office. At the rear of the main bar is the large beer cellar.

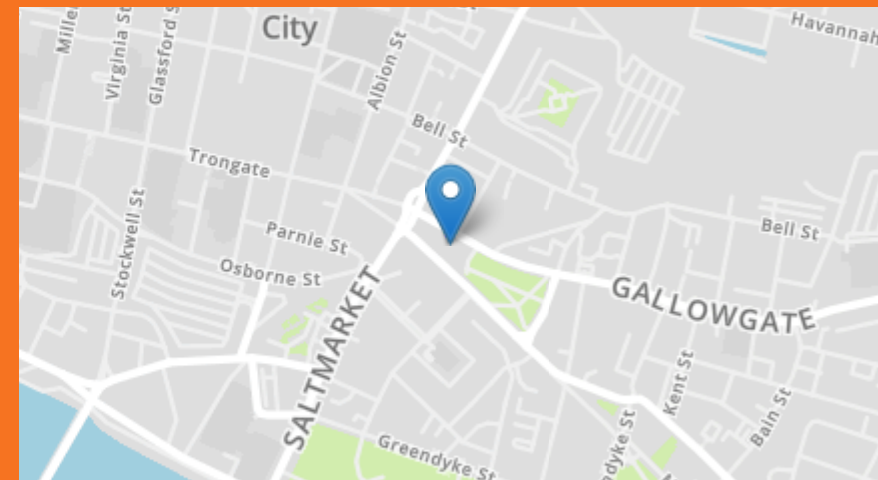
There are male and female toilets located in the centre of the premises.

The property has mains water, drainage, electricity, Gas Central Heating.

This property is held on the Scottish equivalent of leasehold. Rental £2,200 PCM.

External

MacKinnon's is located underneath the railway in Gallowgate. It opens on to the pavement. It is licensed on Gallowgate and has a number of outdoor tables and chairs.



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