

# FOR SALE BY ONLINE AUCTION

**Auction Date: Thursday 4<sup>th</sup>  
December at 2.30pm**

**Established Public House**

**NIA: 364.15 SQM (3,920 SQFT)**

**Situated On Busy Thoroughfare of  
Shettleston Road**

**Currently Let To Shettleston 2021  
Ltd**

**Current passing rent of £30,000 per  
annum until September 2028**

**No Vat Applicable**

**Guide Price : £260,000  
(11.27% NIY)**



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**1169 SHETTLESTON ROAD, GLASGOW, G32 7PE**

**CONTACT:**

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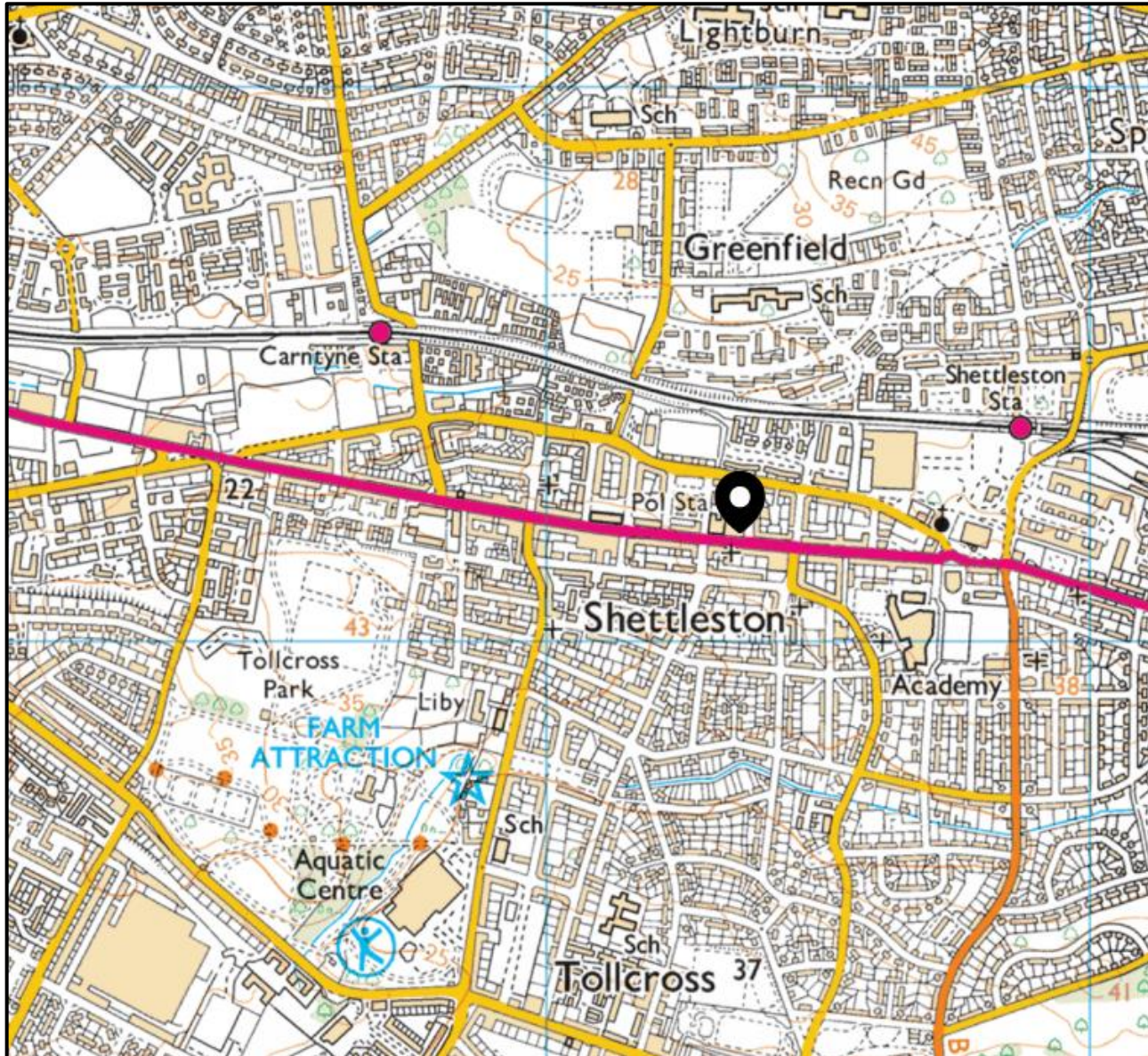






## Location

1169 SHETTLESTON ROAD, GLASGOW, G32 7PE



The subjects are situated in Cambuslang, located approximately 4 miles from Glasgow City Centre and held within the Glasgow City Council District.

Shettleston benefits from strong transport links with Junction 2A of the M74 motorway being located in close proximity, providing access to Glasgow City Centre and Scotland's wider motorway network. Shettleston Train Station is located approximately 0.7 miles from the subject property and offers frequent services to Glasgow Central Station.

More specifically, the subject occupies a prominent position on Shettleston Road, which acts as one of the main vehicular thoroughfares within the east end of Glasgow. The surrounding area benefits from a blend between residential and commercial occupiers including Subway, Ladbrokes and Wells Pharmacy.



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# Description

1169 SHETTLESTON ROAD, GLASGOW, G32 7PE



The subjects comprise of an established public house spanning across ground and basement level. The property benefits from dedicated pedestrian entrance via Shettleston Road.

Internally, the subjects consist of a large open plan traditional bar area with a large island bar/servery in the centre of the room. Seating is positioned round the walls with fixed banquet seating booth and loose tables and chairs. This is further complimented by 4 separate snug areas. The property also benefits from dedicated W/C facilities, kitchen and a large basement cellar with further storage provisions.



## ACCOMMODATION

Accommodation	SQ M	SQ FT
Ground Floor	187.05	2,013
Basement	177.10	1,906
<b>TOTAL</b>	<b>364.15</b>	<b>3,920</b>

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



## Auction Date

The auction will be held on Thursday 4<sup>th</sup> December at 2.30pm

## Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

## Deposit

At the end of the auction, the winning bidder must immediately pay a non-refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

## Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

## Legal Pack

The legal pack is available to view online.

## VAT

See Legal Pack.

## Guide Price

The property has a guide price of **£260,000**. Reflecting a NIY of **11.27%**

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

## Leasehold Information

Tenant: Shettleston 2021 Ltd

Passing Rent: £30,000 per annum

Repair Obligation: FRI

Expiry: 6<sup>th</sup> September 2028

## Buyer Fees

Details of the buyer fees associated with the property can be found on the individual property page.

## Energy Performance Certificate

The property has an energy rating of a copy of the EPC is available upon request.

## Rateable Value

The subjects are currently entered into the Valuation Roll at the rateable value of £22,500. The rate poundage for 2025/2026 is 49.8p

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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## Shepherd Chartered Surveyors

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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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