admiral
TAVERNS



AULD CATHKIN, RUTHERGLEN

RUTHERGLEN, G735HD

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

Auld Cathkin is situated within the vibrant town of Rutherglen, an area well known for its welcoming atmosphere and lively community. Renowned for its food and wine scene, local markets, live music and cultural events, Rutherglen offers the charm of a village while remaining the third largest town in South Lanarkshire. Located just south of the River Clyde and approximately three miles south-east of Glasgow, Auld Cathkin occupies a highly prominent position on the busy A730 road dual carriageway. Surrounded by a variety of local restaurants and businesses, the property benefits from excellent roadside visibility and a steady flow of passing traffic. With established residential neighbourhoods nearby, Auld Cathkin is perfectly positioned to serve as a hub for the local community. The area also benefits from excellent transport links, including Rutherglen's own railway station, which provides regular services to Glasgow.

Pub Layout

The Auld Cathkin operates across two main trading areas. Entrance through the main door leads directly into the bar area. Refurbished in 2023, this L-shaped space features a mix of low-level fixed bench seating, alongside loose tables and chairs, creating a comfortable and flexible layout. The interior combines painted and feature-papered walls with both carpeted and wooden flooring, complemented by high windows that allow plenty of natural light into the room. A prominent bar sits at the corner of the space, conveniently serving all areas and lined with high stools that enhance the traditional pub atmosphere. Just around the corner is a dedicated sports area, complete with a pool table and darts board, while televisions mounted on the walls show live sporting events, creating a lively social environment. A separate entrance leads to a large function room and lounge area, suitable for meetings, private events, and functions for up to 120 guests. This space is supported by a large catering kitchen, offering the potential to introduce catering or light food offerings. To the front of the pub, there is a small enclosed outdoor seating area with festoon lighting, overlooking the

TRADING STYLE

The pub currently trades as a wet-led community local with an extensive drinks range and a strong community focus. Its retail offer centres on a value-driven drinks range, complemented by a selection of premium lagers, as well as a variety of wines and spirits, ensuring there is something to suit all while maintaining an accessible price point. The pub is not yet performing to its full potential so there is a clear opportunity to introduce a food offering, develop a strong rhythm of the week with live entertainment and team sports, and maximise the use of the separate function area for meetings and private events. As a true community pub, there is significant scope to increase engagement with local residents, businesses, and charities, encouraging them to use the venue as a place to meet, socialise, and host events. With the right focus, the pub has the potential to become a well-supported hub at the heart of the local community.

ACCOMODATION

Private Accommodation
There is no private accommodation at this pub.

Beer Garden | Car Park | Function Room | Kitchen | Food Preparation Area | Live Music | Sports Teams

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FINANCIAL

Weekly Rent: £557.69
Estimated Annual Turnover*: £326,287
Stepped rent structure (introductory period):

- **Weeks 1–6:** £100 per week plus VAT
- **Weeks 7–10:** £250 per week plus VAT
- **Weeks 11 onwards:** £558 per week plus VAT

Introductory Marketing Support Offer: Get up to £500 to kickstart your pub.
Security Deposit: £3,000 (with build up to £7,250)
Working Capital: £2,500
Stock:£4,500
Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.
For a breakdown on financial information, please refer to the 'Additional Info' tab.

BDM VISION

Admiral Taverns is seeking an individual or couple who can become a valued part of the local community, with a strong emphasis on live entertainment, sport, and the development of functions and private events. There is also potential to introduce a food offering, therefore some catering experience would be beneficial. The successful licensee(s) will be enthusiastic about embedding themselves within the community, encouraging local groups and organisations to utilise the function room for meetings, gatherings, and events. They will take a proactive approach to marketing and business development, with the ability to deliver a strong marketing strategy supported by a well-planned weekly schedule of activities. The ideal licensee(s) will be able to recognise and maximise opportunities for growth and ongoing improvement, ensuring the pub continues to thrive as a vibrant and well-supported hub at the heart of the community.


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