



CLEDDANS BAR, CLYDEBANK CLYDEBANK, G81 2TU

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£11,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Cleddans Bar occupies a prominent position on the busy Kilbowie Road in Clydebank, a thriving town in West Dunbartonshire. Located within a densely populated residential area and just minutes from the Clyde Shopping Centre, this established wet-led venue benefits from strong passing trade as well as a loyal base of regular customers. Situated on the north bank of the River Clyde, the pub enjoys excellent transport links, with easy access to the A82 and M8 motorway, providing direct links to Glasgow and the surrounding area. The location is further supported by convenient rail and bus services, making it easily accessible to both local residents and visitors alike.

Pub Layout

The pub boasts a spacious open-plan trading area centred around an attractive long galley-style bar. Raised sections on either side of the bar create distinct customer spaces, furnished with a mix of fixed and loose seating that enhances the pub's comfortable and welcoming feel. Wall-mounted televisions throughout the pub showcase live sporting events, while a dedicated games area to the right of the bar features both a pool table and darts board, providing additional entertainment for customers. Despite its generous proportions, the pub retains a warm and inviting atmosphere, making it an ideal setting for socialising, watching sport and enjoying a relaxed drink.

TRADING STYLE

Cleddans is a thriving wet-led community pub, supported by a loyal base of regular customers while also attracting a wide range of visitors from the surrounding area. Benefiting from strong local trade and passing footfall, the pub is firmly established as a popular social hub within the community. The business currently focuses on drinks sales, live sport, entertainment, and local team activities such as darts and pool. This provides an excellent platform for a new licensee to build upon, with significant opportunities to further engage the local community, broaden the entertainment programme, and enhance the overall customer offer. With a diverse customer catchment and a strong trading foundation already in place, there is considerable scope to increase turnover through a carefully balanced mix of promotions, live sporting events, community activities, team sports, and entertainment, creating multiple revenue streams and supporting the continued success of the business.

ACCOMMODATION

Private Accommodation

There is no private accommodation at this pub.

FINANCIAL

Weekly Rent: £278.85

Estimated Annual Turnover*: £233,033

Security Deposit: £5,000 or three months rent whichever is greater

Working Capital: £3,000

Stock: £3,000

Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.

Tie: Free of Tie on wine, spirits and minerals.

For a breakdown on financial information, please refer to the 'Additional Info' tab.



Live Music



Sports Teams

BDM VISION

Cleddans would be best suited to an experienced and highly motivated licensee with a proven track record in operating successful community pubs. This opportunity is ideally suited to someone with previous tenancy experience and is unlikely to be suitable for a first-time licensee. The successful applicant will be outgoing, personable and customer-focused, with a passion for delivering high standards and creating a welcoming environment for all. Strong marketing skills, particularly across social media platforms, will be essential in promoting the business, engaging with both existing and new customers, and driving footfall. A key part of the role will be developing a strong rhythm of the week through a varied programme of events, live sport, entertainment and community activities. The ideal licensee will have excellent product knowledge, a genuine commitment to building relationships with customers, and the ability to create the right atmosphere at all times. By fostering a vibrant and inclusive community hub, they will be well positioned to maximise the pub's significant trading potential.



Live Music



Sports Teams