



DRUMCLOG INN, STRATHAVEN STRATHAVEN, ML10 6DD

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£18,250

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Situated in the affluent market town of Strathaven, set within the attractive South Lanarkshire countryside, the Drumclog Inn occupies a strong position just outside the main town centre. It is surrounded by established residential housing, making it ideally placed to benefit from consistent local footfall. This traditional pub retains a wealth of period character, with snug fixtures and fittings that complement its compact and welcoming trading layout. The location also benefits from good regional connectivity, with convenient access to the M74 motorway providing direct routes towards Glasgow and wider central Scotland. In addition, nearby rail links from Strathaven offer regular services across the region, providing accessibility for both local residents and visitors.

Pub Layout

Entering through the main door, guests are welcomed directly into the bar area, where the bar sits centrally as the focal point of the room. The bar area has a traditional feel, featuring dark wooden finishes, stone flooring, bench seating, and high bar stools, all complemented by a well-stocked premium drinks selection. Two large windows provide natural light to the low-beamed ceiling, while wall-mounted TVs and locally inspired artwork add character and reflect the pub's quirky, community feel. To the left of the bar is a cosy snug area with carpeted flooring, soft furnishings, bench seating, and low-level tables and chairs, creating a more relaxed and intimate atmosphere. The ladies' toilets are located within this area, while the gents' toilets are accessed a few steps up to the left of the bar. Both have been finished with wooden panelling and feature wallpaper following significant investment in 2023. From the main bar, access is also available to the rear garden on the left, while a staircase on the right leads to a separate first-floor function room. This versatile space includes its own private bar, toilets, and pool room, and is styled in keeping with the main pub. With seating for approximately 30–40 guests, it is well suited to private functions, meetings, and local team and social events. Externally, the garden area has been extensively refurbished to a high standard. The split-level, partly decked space features vibrant metal tables and chairs, wooden seating booths, and a covered smoking shelter. A marquee is also installed during the summer months to provide cover for live music and outdoor events, making it a

TRADING STYLE

The Drumclog is currently a wet-led pub with a small, occasional back bar food offer. The business has a strong drinks-led trade and offers a good range of premium products while still providing value for its customers. The focus has always been on delivering a quality experience without compromising on standards. The separate function room is a real asset to the business and is regularly used for private parties, meetings and community events, with free room hire helping to attract bookings. The space also works well for live sports, competitions and other events, providing opportunities to increase footfall and generate additional trade throughout the year.

ACCOMODATION

Private Accommodation

There is no private accommodation at this site.

FINANCIAL

Weekly Rent: £557.69

Estimated Annual Turnover*: £335,597

Security Deposit: £7,250

Working Capital: £6,000

Stock: £5,000

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

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.



Beer Garden



Function Room



Live Music



Sports Teams

BDM VISION

Admiral Taverns is looking for an experienced licensee who can become a real part of the local community and make the most of the strong events calendar already established in the area. Events such as the Balloon Festival and Beer Festival attract good footfall and provide excellent opportunities to drive trade. The successful applicant will be able to build on the pub's existing strengths while identifying new opportunities, particularly within the function room, increasing its use for meetings, private functions and community events. We are looking for someone with high retail standards, strong attention to detail and a hands-on approach. A clear marketing plan, effective use of social media and the ability to promote the business locally are all important. The right licensee will be able to maintain the pub's current high standards while continuing to develop the business and grow sales.

This is an excellent opportunity for someone experienced and would not be suitable for a first-time licensee.



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