admiral
TAVERNS



FIVEWAYS, LANARKSHIRE

GLASGOW, G31 4EU

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,500

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

Fiveways is located in Gallowgate, a vibrant neighbourhood in Glasgow with regular bus and train connections to both the city centre and the East End. Positioned on a main road, the pub is just a short walk from the iconic Celtic Park, home of Celtic Football Club. As a true community local, Fiveways sits on the high street close to a range of local shops, takeaways, and the Forge Shopping Centre. With excellent transport links nearby, it's an easily accessible spot for both locals and visitors alike.

Pub Layout

Fiveways operates across two distinct bar areas: the main bar and a separate function room. From the front door you enter the main bar area. The bar is positioned to the left along the side wall, creating a welcoming focal point for customers. Fixed and loose seating lines the remaining walls, leaving a generous open floor area that comfortably accommodates high street footfall as well as the busy atmosphere brought by football fans on match days. To the rear of the building is the function room, which benefits from its own separate entrance and can seat approximately 100 guests. This versatile space features its own dance floor and a bar situated along the wall opposite the entrance. With a combination of fixed and flexible seating, the room is tastefully decorated and well suited for private functions, parties, and live entertainment, offering a more private and adaptable setting within the venue.

TRADING STYLE

Located on a busy high street, this wet-led opportunity offers significant potential for the right licensee to maximise the many income streams the pub can provide. By extending the current opening hours, introducing mid-week live televised sport, and developing a regular programme of quality entertainment, there is strong scope to attract increased trade

ACCOMODATION

Private Accommodation
There is no private accommodation at this site.

FINANCIAL

Weekly Rent: £519.23
To help you get off to a strong start, an introductory rent significantly below the headline rent of £27,000 will be offered to allow the new licensee(s) to establish and build the business during the early trading period.
Stepped rent structure (introductory period):

- **Weeks 1–6:** £150 per week plus VAT
- **Weeks 7–10:** £285 per week plus VAT
- **Weeks 11 onwards:** £519 per week plus VAT

Estimated Annual Turnover*: £332,934
Introductory Marketing Support Offer: Get up to £500 to kickstart your pub.
Security Deposit: £2,000 (with build up to £6,750)
Working Capital: £5,000
Stock: £3,500
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.

Function Room Live Music

Email: recruitment@admiraltaverns.co.uk
admiraltaverns.co.uk

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BDM VISION

Admiral Taverns are seeking a licensee with the passion and ability to nurture the pub's existing trade while also identifying and developing new opportunities for growth. The ideal licensee will place themselves at the heart of the local community, building strong relationships that help drive both footfall and sales. Promoting the premium drinks range already in place will be important, alongside bringing fresh ideas and energy to the business. A key area of potential lies in fully utilising the function room, which presents a significant opportunity to expand the pub's offering through private events and entertainment. Establishing a strong and consistent "rhythm of the week" including regular activities, live sport, and entertainment will help create dependable trade and encourage repeat visits. A well-planned and proactive marketing strategy will also be essential, ensuring the pub effectively promotes its events and offerings while tapping into the surrounding community to maximise awareness and attendance.



Function Room



Live Music

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