



## KENSINGTON BAR, GLASGOW GLASGOW, G51 1BE

**AGREEMENT TYPE:**  
**LONG TERM AGREEMENT (5 YEAR TENANCY)**

**YOUR INVESTMENT:**  
**£9,500**

**CALL 01244 321 171 FOR MORE DETAILS**

### DESCRIPTION

The Kensington Bar is situated on Paisley Road West, known as the bustling area south of the River Clyde, nestled within a vibrant and diverse community known for its creativity and strong sense of community spirit. Surrounded by shops and local housing, the pub enjoys extensive foot traffic, serving as a central hub where residents gather to socialize, relax, and connect. The Kensington Bar's location on Paisley Road West in Glasgow's South West area positions it strategically along the route to Ibrox, a prime spot that benefits from excellent transport links via both bus and train to and from the city centre is easily accessible via major roadways such as the M8 motorway. This accessibility makes it a convenient destination for both locals and visitors traveling to events or matches at Ibrox Stadium.

#### Pub Layout

Located on the corner of the main road this community local has the traditional bar and separate lounge with a bar servicing both areas. The main bar, complete with its traditional wooden features is central in this L-shaped room. The fixed low level seating completes the corner area of the room next to the gents toilets with the cellar hatch taking prominent position in the centre of the main bar floor. TV's adorn the walls showing all live sporting events and creates the perfect atmosphere. The lounge can be accessed from the bar to the right of the main bar. This galley style room has a mixture of low level fixed benches and loose seating along the main panelled wall leading from the ladies toilets on the right towards the lounge main entrance and small corner bar that backs onto the main bar. There is a small, paved area at the front of the pub with tables and chairs predominately used as a smoking area.

### TRADING STYLE

The Kensington Bar in Glasgow has established itself as a wet-led community pub, leveraging its prime location on the route to Ibrox, the home of Rangers FC, to attract a steady stream of guests. Its strong footfall is bolstered by the excitement and energy surrounding match days, making it a go-to destination for fans looking to socialize before or after games. The pub's focus on creating a welcoming and inclusive atmosphere contributes to its success as a community hub. By championing local and televised sports games, The Kensington Bar caters to the interests of its diverse customer base while also providing a lively and engaging environment for socializing and enjoying drinks. The mixed drinks offer, which includes premium and standard lagers, as well as a varied selection of spirits and minerals, ensures that there is something for everyone, further enhancing the pub's appeal and accessibility to a wide range of guests.

### ACCOMMODATION

#### Private Accommodation

There is no private accommodation at this site.

### FINANCIAL

**Annual Rent:** £27,600

**Security Deposit:** £5,000 or the equivalent of three months' rent, whichever is greater

**Working Capital:** £1,500

**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 & minerals.

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



Beer Garden



Sports Teams

## BDM VISION

Admiral Taverns are looking for a dynamic licensee who will grow the business by driving beer volumes through many avenues. The licensee must have the passion and knowledge of running a successful fast paced, high footfall community local and can balance between the two. The licensee would be cheerful and sociable and are willing to build a great rapport with the local community whilst being the friendly and welcoming face behind the bar. The ability to cater for different groups of people from different age groups and background, continuing to support the current customer base whilst attracting other less frequent users is essential. This will need to be done by offering an exceptional service along with excellent marketing and an online social media presence as the pub is much loved by the locals and has the scope and location to be the hub of the local community. Our new licensee will ideally need to have an understanding of the area along with the demographics that surround the pub.



Beer Garden



Sports Teams