admiral
TAVERNS



MUIRHEAD INN, GLASGOW

GLASGOW, G69 9DY

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£16,500

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Muirhead Inn is situated in the tranquil village of Chryston, where rural charm blends seamlessly with the convenience of a thriving community. Located approximately seven miles east of Glasgow, Chryston offers the perfect balance of countryside living and city accessibility. The village boasts a wide range of amenities, independent shops and well-regarded schools, making it a popular and well-supported area. Steeped in history and tradition, Chryston appeals to both history enthusiasts and lovers of the outdoors. Surrounded by beautiful countryside, with numerous walking and cycling routes, the area also benefits from excellent travel links, including regular bus and nearby train services providing easy access to Glasgow and the surrounding areas.

Pub Layout

Entering from the main road, customers are welcomed into a stylish bar area where the bar occupies a prominent corner position. Low-level lighting and a white-tiled back bar create a contemporary urban atmosphere, while the recently refurbished interior has been finished to a high standard. Panelled walls, featured wallpaper and a combination of high and low-level seating add character and comfort to the space. Fixed bench seating alongside freestanding tables provides flexible arrangements for the customers, and the wooden flooring adds warmth to the modern setting. TVs are positioned around the room showing live sports, with a pool table and jukebox located towards the rear of the pub and near the exit to the outdoor space. Customer toilets are conveniently situated at the end of the bar area. Double doors and a staircase lead to the first-floor function room and catering kitchen, both complemented by separate toilet facilities. This upper level offers an excellent setting for private events, meetings and special occasions. To the left of the main entrance is a cosy snug room, furnished with a small number of tables and chairs, providing a quieter and more intimate seating area. To the right of the bar area, a door leads to a small garden with bench seating and a designated smoking area. The outdoor space also provides access

TRADING STYLE

The pub operates primarily as a wet-led venue with a strong community focus, enjoying steady support from local residents throughout the year. 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. Regular activities include pub games and are supported by a well-established weekly programme of events such as live entertainment, televised sports, Thursday jam nights, karaoke and community-led gatherings, helping to attract a broad and loyal customer base.

ACCOMODATION

Private Accommodation
There is no private accommodation at this pub.

FINANCIAL

Weekly Rent: £730.77
Estimated Annual Turnover*: £459,615
Security Deposit: £9,500
Working Capital: £3,000
Stock: £4,000
Fixtures and Fittings: To be confirmed upon valuation – funding options available for the right licensee.
Tie: Free of tie on wines, spirits and minerals.
For a breakdown on financial information, please refer to the 'Additional Info' tab.

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

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

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BDM VISION

Admiral Taverns is seeking an individual or couple who will become a true part of the local community, with a strong focus on live entertainment, sport and developing functions or private events. There is also scope to introduce a food offering, so some catering experience would be advantageous. The successful licensee(s) will be keen to embed themselves within the community, encouraging local groups and organisations to make use of the function room for meetings and events. They will demonstrate a proactive approach to marketing and business development, with the ability to create a strong marketing plan alongside a well-structured rhythm of the week. The ideal licensee(s) will be able to identify and capitalise on opportunities for growth and continuous improvement, ensuring the pub continues to thrive as a vibrant and well-supported community hub.


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