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TAVERNS



MURRAY, WEST CALDER

WEST CALDER, EH55 8SR

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,500

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Murray is a welcoming community pub located in the heart of West Calder. Centrally positioned within a densely populated residential area and conveniently close to a local convenience store, it enjoys a prime location that makes it easily accessible for nearby residents. As a well-established social hub, The Murray plays a key role in the local community. Situated between West Calder and Polbeth just off the A71, this former oil shale mining village lies within easy reach of Livingston, West Lothian. The pub is also just a 10-minute walk from the local train station, offering direct rail links to both Glasgow and Edinburgh.

Pub Layout

Entering through the front door, you are welcomed into the main bar area of The Murray. This is a single-room operation that boasts tasteful, modern décor both inside and out. The bar itself, positioned directly ahead, serves as the central focal point of the space. To the left, there is a mix of low-level bench seating and loose furniture, offering a relaxed and comfortable atmosphere. To the right, a dedicated games area features a pool table and darts board ideal for team sports and social gatherings. Multiple TVs are mounted throughout the venue, broadcasting a full range of live sports from all major televised channels. Additionally, enclosed, paved patio garden areas on both sides of the building offer bench seating, providing the perfect outdoor space to enjoy during the summer months.

TRADING STYLE

The Murray is a popular community pub at the heart of West Calder, providing a welcoming and friendly setting where locals come together to enjoy quality drinks, live sport, and entertainment. This wet-led business is ideally suited to a licensee with a passion for hospitality and community engagement. The pub enjoys a loyal customer base, supported by local sports teams, live televised sporting events, and a strong premium drinks offer. A regular programme of entertainment and events helps drive consistent trade throughout the week and at weekends. With its strong local reputation and community focus, The Murray is well positioned as a key social hub and offers excellent potential for continued success.

ACCOMODATION

Private Accommodation

There is no private accommodation with this pub.

FINANCIAL

Weekly Rent: £442.31
Estimated Annual Turnover*: £277,192
Security Deposit: £5,500 or the equivalent of three months' rent, whichever is greater
Working Capital: £2,500
Stock: £2,500
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.

Beer Garden | Live Music | Sports Teams

Email: recruitment@admiraltaverns.co.uk
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BDM VISION

Iain Fisher, Business Development Manager, is seeking an ambitious and community-minded licensee (or couple) to take on The Murray, a well-established pub in the heart of West Calder. With a loyal customer base in place already, the new licensee has a fantastic opportunity to build on the pub's current success, create a vibrant and engaging customer experience, increase footfall, and further establish The Murray as a popular local destination.

Ideal Applicant

The successful applicant will:

- Have experience in hospitality, retail, leisure, customer service, or a management role.
- Be passionate about delivering excellent customer experiences.
- Create a welcoming and inclusive atmosphere for all customers.
- Drive trade through live sport, entertainment, themed events, and promotions.
- Build relationships with local groups, businesses, and organisations.
- Understand the needs of the local market and respond to customer demand.
- Demonstrate strong business and commercial awareness.
- Be motivated to grow sales and maximise the pub's potential.
- Explore opportunities to introduce a simple bar snack offering to complement the existing drinks-led trade.

If you're ready to take the next step and make a lasting impact in West Calder, we'd love to hear from you.


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