



OLDE MARKET INN, WHITBURN WHITBURN, EH47 0QZ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£11,500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Olde Market Inn occupies a prominent position on Whitburn's main street, surrounded by local shops that generate strong passing footfall. Whitburn is a historic town on the south bank of the River Almond in West Lothian, Scotland, ideally located midway between Scotland's two largest cities, approximately 23 miles east of Glasgow and 22 miles west of Edinburgh. Steeped in history, Whitburn was traditionally a mining town until the closure of the local colliery in the 1980s and later benefited from the presence of the renowned Levi Strauss clothing manufacturer. The town is currently experiencing significant regeneration and investment. Whitburn is well connected with regular bus services, excellent road access via the M8 motorway and nearby train stations at Armadale and Bathgate.

Pub Layout

The bar is a cosy, single-room operation, with a prominent bar immediately visible upon entry. To the right of the entrance sits a pool table, providing a focal point for socialising and games. Two large windows overlooking the main street fill the space with natural light, enhancing the welcoming atmosphere. The wooden flooring complements the bench seating arranged in intimate snug sections, paired with low-level tables and chairs. High poser tables line the front of the bar, which is adorned with high stools, creating an authentic traditional "olde worldy" pub feel. TVs are positioned around the room, broadcasting live sports and racing. The toilets are conveniently located to the left of the bar.

TRADING STYLE

The Olde Market Inn is a traditional, wet-led community pub, well known for its vibrant sports atmosphere and welcoming local character. Supported by a loyal and friendly regular customer base, the pub benefits from a popular pool table that serves as a key social focal point. There is significant potential to further enhance its community appeal by introducing a dartboard, strengthening links with local sports teams, and expanding the events programme, helping to drive greater engagement, increase footfall, and boost beer sales.

ACCOMMODATION

Private Accommodation

There is no private accommodation with this site.

FINANCIAL

Weekly Rent: £576.92

Estimated Annual Turnover*: £368,625

Security Deposit: £7,500

Working Capital: £2,000

Stock: £2,000

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.



Live Music



Sports Teams

BDM VISION

Admiral Taverns is looking for an enthusiastic, community-focused licensee (or couple) to unlock the full potential of the Olde Market Inn. Situated in the heart of Whitburn, this is an excellent opportunity to take on a well-established, wet-led community pub with a loyal customer base and significant scope for growth. Whether you are an experienced publican or seeking your first venture in the licensed trade, the Olde Market Inn offers the chance to run a thriving local pub with the support of an experienced licensee. The ideal applicant(s) will be passionate about creating a warm and welcoming atmosphere, delivering great value for customers, and becoming an integral part of the local community. Success will come from developing a varied and engaging offer that gives customers multiple reasons to visit, including live sport, quizzes, entertainment, and community-led events, while maintaining high operational standards and driving sales growth. Previous hospitality experience is beneficial but not essential. More important are strong people skills, a positive attitude, entrepreneurial spirit, and the ambition to build a successful business at the heart of the community.



Live Music



Sports Teams