admiral
TAVERNS



PENNY FARTHING, GLASGOW

GLASGOW G42 8YG

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£9,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Penny Farthing is situated in a prime location on Cathcart Road in Glasgow. Being positioned on the main road and surrounded by local shops ensures that it benefits from significant passing foot traffic, providing ample opportunities to attract customers. The corner terrace building adds to the pub's visibility and charm, potentially making it a recognizable landmark in the neighbourhood. Its location amidst a bustling urban environment ensures that The Penny Farthing is well-placed to cater to locals. Additionally, the pub's proximity to excellent transport links, including trains and buses directly to Glasgow city centre, as well as direct access to the M77 motorway, further enhances its accessibility. This makes it convenient for both locals and commuters passing through the area to stop by for a drink.

Pub Layout

From the street you will enter the main bar area of the Penny Farthing. This is a spacious area split between a main bar and lounge area in open plan style. Dominated by the unique shaped galley style traditional bar to the right hand side of the room the main bar area is complete with wooden floors, fixed wall benched seating alongside low level loose tables and chairs, with TV's on the walls showing all televised sports. Through an archway to the lounge area you will find benched booth areas, carpeted floors and subtle decor providing the perfect ambiance for a quiet drink. This is in stark contrast to the main bar area yet balances perfectly within this open plan space.

TRADING STYLE

The Penny Farthing is a vibrant and community-oriented pub with a strong emphasis on providing a welcoming environment for its local regulars. As a wet-led establishment, its primary focus is on offering a premium selection of beverages, live sporting events broadcasted on HD TV's, pub sport teams and activities, such as dominoes, which are popular among its clientele alongside the Sunday fun day events, featuring activities like bingo, play your cards right, and live music, add to the pub's appeal as a lively entertainment venue. Karaoke nights are a firm favourite amongst the locals providing an opportunity for guests to showcase their singing talents and enjoy a fun-filled evening of music and camaraderie. With such a diverse calendar of events, The Penny Farthing ensures that there's always something exciting happening, keeping its customers entertained and engaged throughout the week.

ACCOMODATION

Private Accommodation

There is no private accommodation at this site.

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FINANCIAL

Weekly Rent: £423.08
To help you get off to a strong start, an introductory rent significantly below the headline rent of £22,500 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:** £100 per week plus VAT
- **Weeks 7–10:** £250 per week plus VAT
- **Weeks 11 onwards:** £423.08 per week plus VAT

Estimated Annual Turnover*: £271,484
Introductory Marketing Support Offer: Get up to £500 to kickstart your pub.
Security Deposit: £3,000 (with build up to £5,625)
Working Capital: £3,000
Stock: £3,000
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.

BDM VISION

Admiral Taverns are seeking an experienced, community focussed licensee, who will be able to connect with the locals and make the pub the hub of the local community. Ideally the new licensee should have knowledge of the area, have the ability to unlock the untapped growth potential for wet sales and be creative and passionate about local events. A strong marketing plan incorporating televised and pub sports, quizzes and local charity events, alongside building on the established trade will ensure the Penny Farthing will continue to be the pride of the local community.

FUTURE PLANS

Upon completion of the five-year agreement, Admiral Taverns plan to carry out a full refurbishment of the toilet facilities. The gents' toilets will be upgraded with new urinals, while the ladies' will feature brand-new toilets. Both areas will benefit from stylish new vanity units, improved lighting, new flooring, and a full redecoration complete with contemporary feature wall coverings, creating a fresh, modern, and high-quality finish throughout.


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