admiral
TAVERNS



PIG & WHISTLE, GLASGOW

GLASGOW G5 0NH

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£5,500

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Pig & Whistle is located in the Gorbals area of Glasgow, approximately 2.5 miles west of Glasgow city centre on the south bank of the River Clyde. The pub is well connected by public transport, with regular local bus services providing access to the city centre and surrounding areas, including Renfrewshire. The surrounding area is predominantly residential, with a large number of homes nearby which provide a good base of local customers. The pub also benefits from passing footfall and has established itself as a popular meeting place for people in the area. It is situated close to the well-known Strathclyde Distillery, adding to the prominence of the location. With a range of local amenities, attractions and landmarks nearby, The Pig & Whistle is well positioned to serve both the local community and visitors to the area. It provides a familiar venue for socialising, local events and informal gatherings, and forms part of the established character of the Gorbals.

Pub Layout

Upon entering the pub, locals are welcomed into a spacious L-shaped layout featuring a combination of fixed and loose seating, complemented by comfortable bar stools along the bar. To the right-hand side, behind the bar, there is a cosy snug area with fitted seating ideal for quieter moments. The interior successfully blends traditional character with modern décor, creating a warm yet contemporary urban atmosphere. Wall-mounted TVs are positioned throughout the venue, ensuring guests can enjoy all major live sporting events. The bar is located immediately to the right on entrance and runs the full length of the pub, showcasing an impressive display of premium products. To the rear of the property, the beer garden is accessed via the main trading area. This courtyard-style outdoor space provides ample bench seating, along with a clearly designated and separate smoking area for added convenience. A private car park accommodating approximately 10 vehicles is also situated behind the pub.

TRADING STYLE

The Pig & Whistle is a true community, wet-led pub with attractive décor and a wide range of offers, ensuring there is something to suit everyone. The fully stocked bar features an extensive selection of lagers, wines, spirits, and soft drinks, alongside popular bar snacks. Situated within a densely populated residential area, the pub benefits from strong local support and a loyal customer base. Locals regularly enjoy the live sports offering shown throughout the venue, while the impressive outdoor seating area becomes a particular highlight during the summer months, providing the perfect setting to relax and socialise.

ACCOMODATION

Private Accommodation
There is no private accommodation at this site.

Beer Garden Car Park Live Music

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

admiraltaverns admiral_taverns

FINANCIAL

Weekly Rent: £596.15
To help you get off to a strong start, an introductory rent significantly below the headline rent of £31,000 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:** £150 per week plus VAT
- **Weeks 7–10:** £250 per week plus VAT
- **Weeks 11 onwards:** £596.15 per week plus VAT

Estimated Annual Turnover*: £353,901
Introductory Marketing Support Offer: Get up to £300 to kickstart your pub.
The total initial investment payable upfront is £5,500; the £3,500 stock cost will be repaid over time and is not an upfront requirement.
Security Deposit: £3,000 (with build up to £7,750)
Working Capital: £2,500
Stock: £3,500. This is to cover the initial stock order; however, this is not required as an upfront payment. The new licensee will be able to repay this amount over an agreed period, in line with our terms.
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.

BDM VISION

Admiral Taverns are looking for an enthusiastic and ambitious licensee to build on the success of The Pig & Whistle and further establish it as the go-to pub in the local area. This is an exciting opportunity for a hands-on operator with a passion for hospitality and a track record of building strong customer relationships. The successful applicant will be driven, commercially minded, and committed to enhancing a well-loved venue while delivering a fantastic experience for both regulars and new customers.
The Ideal Applicant Will Have:

- Proven experience in pub, hospitality, or licensed trade management.
- Strong community engagement skills with the ability to build relationships with local residents, groups, charities, and businesses.
- Experience creating and maintaining a successful rhythm of the week through live music, quizzes, sport, entertainment, and community events.
- Strong leadership skills, with experience recruiting, training, and motivating a team.
- Sound financial acumen, including stock control, budgeting, and business administration.
- Excellent marketing and promotional skills, both online and within the local community.
- The ambition and commercial awareness to identify new opportunities, grow trade, and maximise the pub's potential.
- A commitment to delivering high operational standards and creating a welcoming environment that keeps customers coming back.

If you're passionate about hospitality, have a vision for success, and believe you have what it takes to make The Pig & Whistle the heart of the local community, we'd love to hear from you.


Beer Garden


Car Park


Live Music

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

admiraltaverns admiral_taverns