



## **STAGING POST, AIRDRIE**

### **AIRDRIE, ML6 0AA**

**AGREEMENT TYPE:**  
**LONG TERM AGREEMENT (5 YEAR TENANCY)**

**YOUR INVESTMENT:**  
**£7,000**

**CALL 01244 321 171 FOR MORE DETAILS**

### **DESCRIPTION**

The Staging Post enjoys a prime location on Anderson Street in the heart of Airdrie, a bustling town with a population of around 37,000. Surrounded by a variety of local shops and amenities, the venue benefits from consistent footfall and a strong community presence. Airdrie itself is exceptionally well-connected, with easy access to the M8 motorway and direct commuter train links to all major Scottish cities. This makes it an ideal base for both locals and visitors, offering convenient access to the vibrant attractions of Glasgow, Edinburgh, and Stirling, as well as the breathtaking scenery of the nearby Scottish Highlands.

#### **Pub Layout**

The trade area is a spacious, galley-style room with the bar positioned along the left-hand side, leading through to a small external drinking area that also includes space for darts. To the right of the entrance, a raised section provides booth seating for a more private or relaxed experience. Below this area, additional seating faces the bar, with a mix of high-level benches gradually transitioning to lower tables and chairs, creating a comfortable and flexible layout. Televisions are positioned throughout the room, showing live sports, with individual screens in the booth areas to enhance the viewing experience. The mix of booth seating, bar stools, soft lighting, and tall windows gives the space a warm and inviting feel, appealing to both diners and local drinkers. Externally, a small yard with fixed seating provides additional space for customers to enjoy drinks outdoors.

### **TRADING STYLE**

The Staging Post is a well-established community local, renowned for its quality food and excellent service. Offering a well-balanced menu, a premium drinks selection, live televised sport, and a lively calendar of events, the pub provides something a little more enticing than the average local. Its prime location within the town contributes significantly to its success, with steady passing footfall complementing a loyal base of regular customers who continue to support the venue.

### **ACCOMODATION**

#### **Private Accommodation**

There is no private accommodation at this site.



Beer Garden



Kitchen



Live Music



Sports Teams

## FINANCIAL

**Annual Rent:** £28,000 –To help you get off to a strong start, an introductory rent significantly below the headline rent of £28,000 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 1–8:** £50 per week plus VAT
- **Weeks 9–14:** £150 per week plus VAT
- **Weeks 15 onwards:** £538 per week plus VAT

**Introductory Marketing Support Offer:** Get up to £500 to kickstart your pub.

**Security Deposit:** £1,000 (with build up to £7,000)

**Working Capital:** £2,000

**Stock:** £4,000

**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.**

## BDM VISION

Admiral Taverns are seeking a passionate, community-focused licensee to take the helm at the Staging Post. Ideally, you’ll be based locally or have strong ties to the area, with a genuine understanding of what makes a true community pub succeed. While experience in food service would be an advantage, it’s your enthusiasm for people and your ability to create a warm, welcoming atmosphere that will really make the difference. We’re looking for someone who can bring structure and energy to the week introducing regular events, maintaining great service, and adding those thoughtful touches that keep customers coming back. Building connections with local charities, groups, and businesses will be key to ensuring the Staging Post continues to thrive as a genuine community hub. With a clear marketing plan and a balanced focus on both food and drinks, there’s excellent potential to grow the business further. By combining creativity, local knowledge, and a strong sense of community spirit, the right licensee can ensure the Staging Post remains a proud, local community pub.



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