



# THE LOCKHOUSE

1397 MARYHILL ROAD • GLASGOW • G20 9AA

Smith &  
Cough  
BUSINESS ASSOCIATES

# THE LOCKHOUSE

- Well established public house plus separate restaurant opportunity
- Prominent roadside trading position within vibrant area of Maryhill
- Extremely busy residential and commercial area
- Substantial licensed premises over 3 floors
- Well fitted public house & newly refurbished 1st floor restaurant (c.£50k spend)
- Great opportunity for first time buyer or existing operator
- Huge growth potential
- EPC rating pending

Leasehold  
Offers over £20,000



## LOCATION

The subjects benefit from a prominent trading position on the south side of Maryhill Road, close to its junction with Kelvindale Road within the Maryhill area of Glasgow, and lies approximately 3 miles to the north-west of the City Centre.

Maryhill Road is an extremely well-travelled thoroughfare forming part of the A81, a main arterial route linking Glasgow city centre with Milngavie and Bearsden which lie only a few miles north.

The subjects are located within an extremely busy residential area with a variety of housing types from traditional tenement properties to modern flats and high-rise developments. The area is also a busy commercial area with a number of shops, trading estates, offices, pubs, restaurants and takeaways, ensuring the area is busy throughout the day and evening.

## THE PROPERTY

The subjects form the end unit within a busy retail parade and comprise a substantial 2-storey with basement property under a flat roof.

## DESCRIPTION

The Lockhouse bar is accessed directly from Maryhill Road, with 2 entrances at either side of the frontage with prominent signage above. Internally, the premises have been designed and fitted to a high standard with seating for approximately 60 customers by way of stylish fixed booths, banquet seating, loose tables, chairs and bar seating, although the overall capacity including standing is far greater.

The premises benefit from an attractive and fully equipped bar servery counter to the right hand side of the premises, as well as 4 flat screen televisions, dart board and a gaming machine.

The 1st floor premises are accessed from a doorway at the left-hand side of the property, via a stairwell leading up to the newly refurbished

restaurant area. This section underwent a circa £50,000 refurbishment at the tail end of 2024 including new seating, gas installation, new kitchen equipment and extraction system etc.

The restaurant can accommodate approximately 45/50 customers by way of banquet seating and loose tables and chairs. There is a bar/servery to the rear of the premises, as well as a buffet section with 2x 6 pan bain-marie food warmers, 2x warming trays, and plate warmer.

## ANCILLARY AREAS

A fully equipped commercial kitchen is positioned on the first floor and benefits from a dumb waiter linking it with the ground and basement levels. There is male & female toilets on both ground and first floor levels as well as a disabled toilet on ground. A large basement area is home to a chilled beer cellar as well as ample and various storage areas.

## THE BUSINESS/OPPORTUNITY

The Lockhouse has traded for many years in this area and is extremely well established with a good reputation and is a popular 'locals' bar with a loyal and regular clientele. The business previously traded using the upper floor as a lounge/function suite and offering bar meals, however our clients changed it to a standalone Indian restaurant and takeaway. Our clients run the businesses completely by staff and due to unforeseen staffing issues the restaurant is not currently trading.

The restaurant premises could be easily adapted to suit a variety of cuisine styles, or alternatively a new owner may decide to revert back to more of a traditional bar/restaurant, offering bar meals and using the upper floor for functions and overspill dining.

## FIXTURES AND FITTINGS

We have been advised that all trade fixtures and fittings are owned outright and are free from any hire purchase or lease agreements.





## BUSINESS RATES

The subjects are entered into the current valuation roll as having a rateable value of £26,250.

## LICENSES

The subjects benefit from a premises licence which allows both on and off sales. The premises are licensed from 11am-1am, 7 days a week.

## TENURE

The subjects are currently held on a full repairing and insuring lease which expires on 13th June 2029, with a current passing rental of £35,657 per annum. We have been advised that

a new tenant should be able to extend the term of the lease subject to landlord approval.

## EPC

A copy of the Energy Performance Certificate is available on request. The rating is pending.

## AML

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.

## VIEWING & FURTHER INFORMATION

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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

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