

FOR SALE/TO LET

HIGHLY ACCESSIBLE PURPOSE-BUILT LICENSED PREMISES
VIRTUALLY ADJACENT TO THE M80.

On the Instructions of
Mitchells & Butlers PLC



Artists Impression

THE RED DEER

AUCHENKILNS ROUNDABOUT, GLASGOW, G68 9AW
(IBIS HOTEL BUSINESS UNAFFECTED)

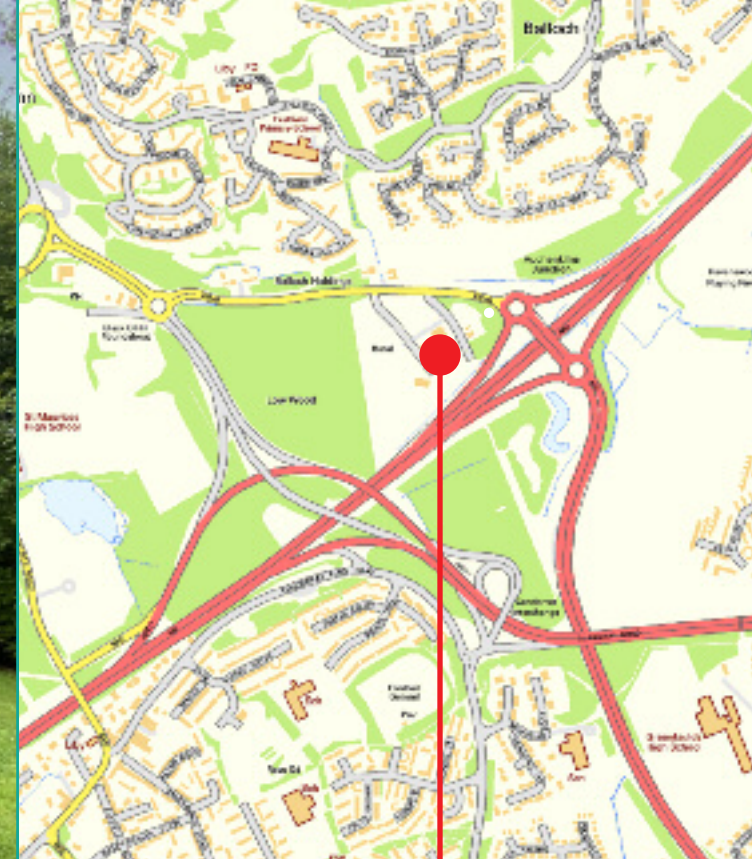
OFFERS OVER £575,000

TO LET - **GUIDE RENT REDUCED TO £45,000 P.A.**
PREMIUM OFFERS INVITED FOR A NEW LEASE

CDLH 
Creedy Darroch
www.cdlh.co.uk



- Extensive shared car parking facilities.
- Surrounded by a high quality, high density residential population.
- Modern building, with vintage feel and exposed beams etc.
- Ground floor - extensive restaurant area with seating for approximately 120 persons. Side bar area with seating for approximately 40 persons. Commercial kitchens and storage areas. Upper floor - toilet, staff and storage accommodation.
- Gross External Area - Ground Floor - 479.07 sq. m. (5,157 sq. ft.). First Floor - 191.02 sq. m. (2,056 sq. ft.).
- Excellent opportunity to create a destination restaurant venue or, indeed, for alternative commercial uses.



LOCATION

The Red Deer is virtually adjacent to Junction 5 of the M80, an exit route for the northern section of Cumbernauld. Cumbernauld itself is approximately 20 minutes' drive, northeast of Glasgow City Centre.

Cumbernauld is a thriving new town, with extensive private housing and includes communities such as Condorrat, Westfield, Balloch and the main Town Centre.

This is a highly accessible location, and the property is adjacent to the Ibis Glasgow Cumbernauld Hotel. There are extensive car parking facilities, which are shared with the Ibis Hotel.

This is an ideal location for a destination led licensed restaurant business or, indeed, an alternative use, requiring accessibility and car parking.

DESCRIPTION

It is likely The Red Deer was constructed in the last 20-30 years, although it is designed as a vintage inn. As a result, the internal fit-out includes attractive beamed ceilings, with extensive use of timber flooring and wall paneling. The building is a single storey with attic property, under a pitched roof, clad in slate with single storey extensions to the rear. The demise includes extensive beer gardens and a services yard.

ACCOMMODATION SPECIFICS

The accommodation internally is as follows:

GROUND FLOOR

Bar

Set to one side. There is an attractive timber bar servery, with timber shelved gantry to the rear. Seating is provided for a total of 40 persons from a mix of fixed back and loose seating and timber bar tables. There is a 'vintage' ambience throughout with timber panelled walls and part flagstone floors.

Restaurant

The restaurant is part open to the bar area. There is seating for a total of approximately 120 persons, generally from loose timber tables and chairs. The restaurant continues the attractive ambience, with part timber and part carpeted floors and low ceilings with part timber beams.

Kitchen

Large and fully fitted kitchen. There is a full extraction set to the rear. In addition, there are a variety of preparation and wash areas. There is a dry store/fridge room (with walk in freezer) situated to the rear of the kitchen.

Accessible Toilet

Accessed from the rear of the bar area.

Service Areas

Cleaner's store, store and beer cellar. Glass wash area to the rear of the bar servery.

FIRST FLOOR

Customer Toilets

Ladies and gent's toilets.

Service Areas

Manager's office, office 2, staff room and large attic storage.

EXTERNAL

Yard

Accessed directly from the kitchen. The yard has a concrete floor and is used as a general store area and bin store. There are direct accesses to the kitchen, plant room and beer cellar. A small timber shed is set to one side of the yard.

External Seating & Gardens

Adjacent to the main access, together with additional grassed seating areas. We would estimate seating for approximately 60 persons.

We estimate the approximate Gross Internal Floor areas are as follows:

Gross External Areas

Floor	Sq.M.	Sq.Ft.
Ground Floor	479.07	5,157
First Floor	191.02	2,056
TOTAL	670.09	7,213



SERVICES

The property is connected to all mains services, including gas, water, electricity, and drainage. Heating is provided from a wet led radiator system, fueled by a gas fired boiler.

RATEABLE VALUE

The subjects are entered in the valuation role with a current Rateable Value of £32,500, from 1st April 2023. A new occupier has the right to appeal the Rateable Value.

THE OPPORTUNITY & CURRENT TRADE

The Red Deer is a fantastic heritable or leasehold licensed restaurant opportunity, with great trading potential, in a desirable location in Cumbernauld. Annual sales are £601,016 net of VAT, split 37% wet and 63% food/ancillary.

The licensed premise is anticipated to be of interest to experienced private individuals, and multiple operators alike, ripe for refurbishing and re-branding to provide a fantastic, licensed bar/restaurant offering. In addition, the premises will be suitable for alternative commercial uses that may include medical/veterinary uses.

SALE PRICE

The premises have been placed on the market for sale at offers over £575,000 (plus VAT if applicable) for the benefit of the heritable interest, including all fixtures and fittings.

LEASE PRICE & RENTAL

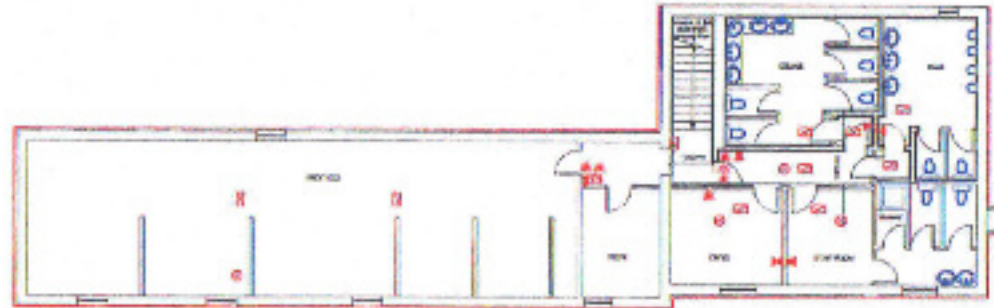
A long-term lease is available at a guide rent of £45,000 per annum. Premium offers are invited for the new leasehold interest, to include ownership of all tenant fixtures, fittings, and catering equipment.

EPC

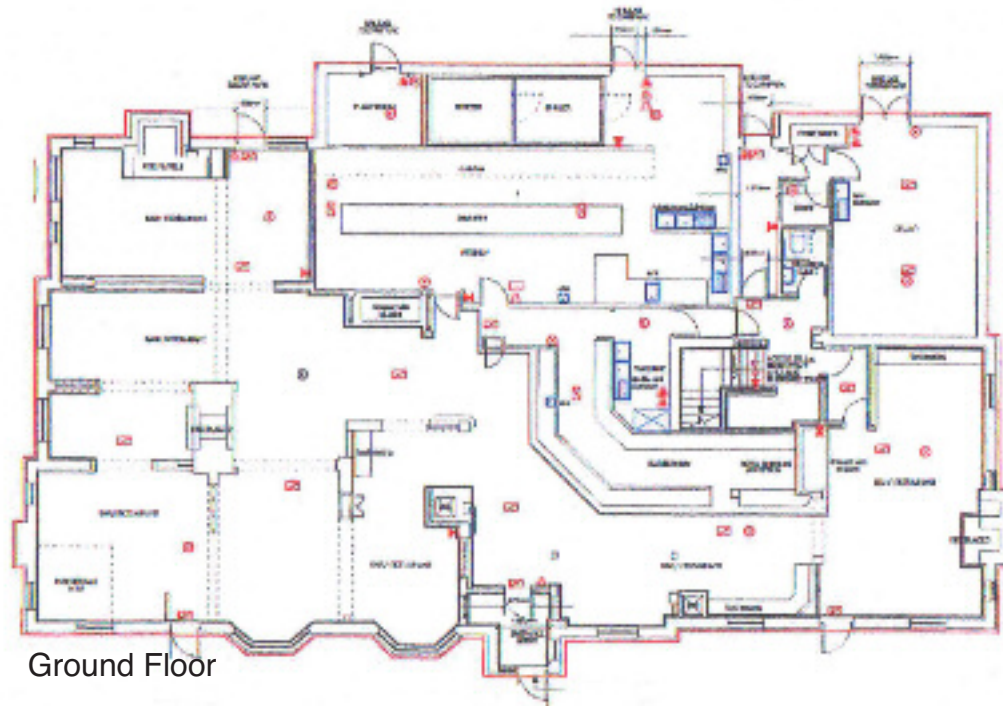
A copy of the Energy Performance Certificate is available on request.



LAYOUT PLAN



Upper Floor



Ground Floor



ADDITIONAL INFORMATION

VIEWING – STRICTLY BY APPOINTMENT

For an appointment to view please contact:

Sharon McIntosh

T: 0141 331 0650 (Option 2/3)

M: 07824 395 288

E: sharon.mcintosh@cdlh.co.uk

For further information, please contact:

Alan Creevy

T: 0141 331 0650 (Option 2/1)

M: 07901 001 911

E: alan.creevy@cdlh.co.uk



ANTI MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, came into force on the 26th 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.

CDLH and for the Vendors of this property, whose agents they are, give notice that (i) the particulars are set out as a general outline only for guidance of intending operators and constitute that neither the whole or part of any offer or contract; (ii) all descriptions, dimensions, or references to condition and necessary permission for use and occupation of the hotel are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise as to the correctness of each of them; (iii) no person in the employment of CDLH has the authority to give any representation or warranty whatsoever in relation to this property (iv) any trading or financial information is for indicative purposes only, prepared at the time of publication and should not be relied upon and cannot be warranted in any way.