

TO LET

BRAND NEW FULLY FITTED SPORTS BAR
(£100,000 REFURBISHMENT NOW COMPLETE)

Sports Bar

— ICONS —

Food & Drink

ICONS SPORTS BAR

20 WESTBURN STREET,
GREENOCK, PA15 1JR

OFFERS OVER £30,000 PER ANNUM - NIL PREMIUM

CDLH 
Creedy Darroch
www.cdlh.co.uk



- £100,000 re-fit & re-brand to ICONS Sports Bar.
- Large self-contained unit in town centre location.
- Great internal trading areas and attractive beer garden.
- Ideal location for a sport bar with food.



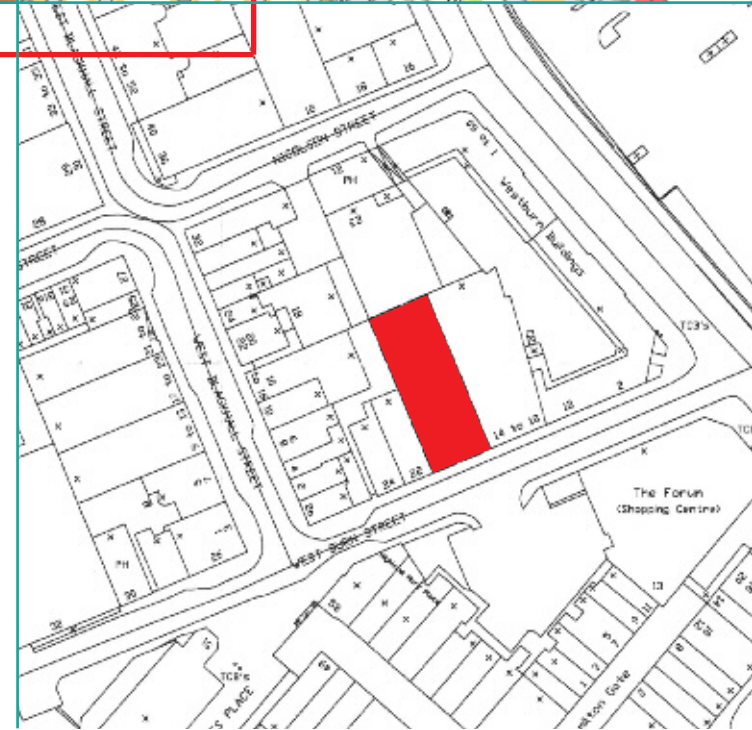
LOCATION

Icons Sports Bar is situated on Westburn Street, within the centre of Greenock. The premises lie only seconds walk from one of the main entrances to the Oak Mall Shopping Centre and are conveniently located with easy access from the main road, leading through Greenock Town Centre.

There is on street car parking immediately to the front.

DESCRIPTION

Icons Sports Bar is arranged within a large single storey building. The building appears to be of brick outer walls, under a pitched roof, clad externally in corrugated sheeting. There is attractive lead work to the frontage, as well as a central access door and ample room for good quality signage.



ACCOMMODATION

Internally, the accommodation is as follows:

INTERNAL

Access

The access is direct from an attractive doorway to the front of Westburn Street. This leads into a lobby area and, thereafter, the main trading areas.

Front Bar

Contemporary decorated front bar area. There are glazed windows to the front, providing good quality natural light. Seating is provided from a mix of booth style seating and fixed back seating, supplemented by loose timber tables and chairs. We would estimate total seating for approximately 50 persons. An attractive bar servery is situated to one side.

Rear Seating

There is an attractive rear seating area. This has a mix of booth and fixed back seating, supplemented by tables, chairs, pool table and darts lanes. We would estimate seating for approximately 30 persons.

Customer Toilets

Ladies, gents and accessible toilets.

Kitchen

Full commercial kitchen with commercial extraction. The kitchen is situated between the front and rear bar areas. There is a general cooking area and a variety of preparation areas.

Service Areas

Store situated off kitchen. Large store and beer cellar situated to rear of bar servery.

Side Fire Exit

Leading from the front of the premises to rear beer garden.

EXTERNAL

Yard Area

With timber shed.

Beer Garden

Accessed directly from the rear bar. Attractive enclosed beer garden, with seating for approximately 60 persons from a mix of timber garden tables and loose garden tables and chairs.

SERVICES

We understand that the property is connected to all mains services, including water, gas, electricity and drainage.

RATEABLE VALUE

The premises have a Rateable Value of **£26,000** effective from 1st April 2026.

PREMISES LICENCE

There is a premises licence in place, regulated under the 2005 Licensing (Scotland) Act.

THE OPPORTUNITY

The premises have just benefitted from a landlord investment of £100,000 to re-brand/refurbish the premises to Icons Sports Bar. The premises will provide an incoming tenant with a brand new, fully fitted sports bar in excellent condition.

The subjects are available with vacant possession on a new lease. The level of sales historically were excellent, trading in the region of £17,000 to £18,000 per week.

The premises are situated within a prominent town centre position and are in a walk-in condition. This is a superb opportunity for a tenant to benefit from leasing a newly created sports bar.

ASKING RENTAL

THERE IS A NIL PREMIUM. The asking rental is offers over £30,000 per annum for a new lease.

EPC

The property has an EPC rating of G.





TO LET
Fully Furnished Bar/ Restaurant
(with large beer garden)
Contact: Sharon Darroch 0141 331 0650
www.cdlh.co.uk
0141 331 0650

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:

Peter Darroch

T: 0141 331 0650 (Option 2/2)

M: 07901 001311

E: peter.darroch@cdlh.co.uk

CDLH 
Creevy Darroch
www.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.