



THE ORB

149 HAMILTON ROAD • BELLSHILL • LANARKSHIRE • ML4 2BB

THE ORB

- Very well established “locals” public house
- Been in the same family since 1978
- Large site with prominent main street location
- Impressive “traditional” public bar with pool table
- Function Room (120) on first floor (as seen in Trainspotting 2)
- Additional lounge bar
- Close to all amenities and Bellshill Train Station
- Turnover for Y/E Sep 23 c. £340k
- Incl. detached small investment, currently a dance studio



Freehold

OIRO £325,000

LOCATION

The Orb is located within the busy north Lanarkshire town of Bellshill, 10 miles southeast of Glasgow City Centre and 37 miles west of Edinburgh, with other neighbouring towns such as Motherwell, Hamilton and Coatbridge within 3 miles.

Bellshill has a population of around 20,650 and being the focal point (A725) between Scotland's motorways, M8 and M74, the area benefits from both business and travelling visitors throughout the year. It is also ideal for commuters and easily accessible.

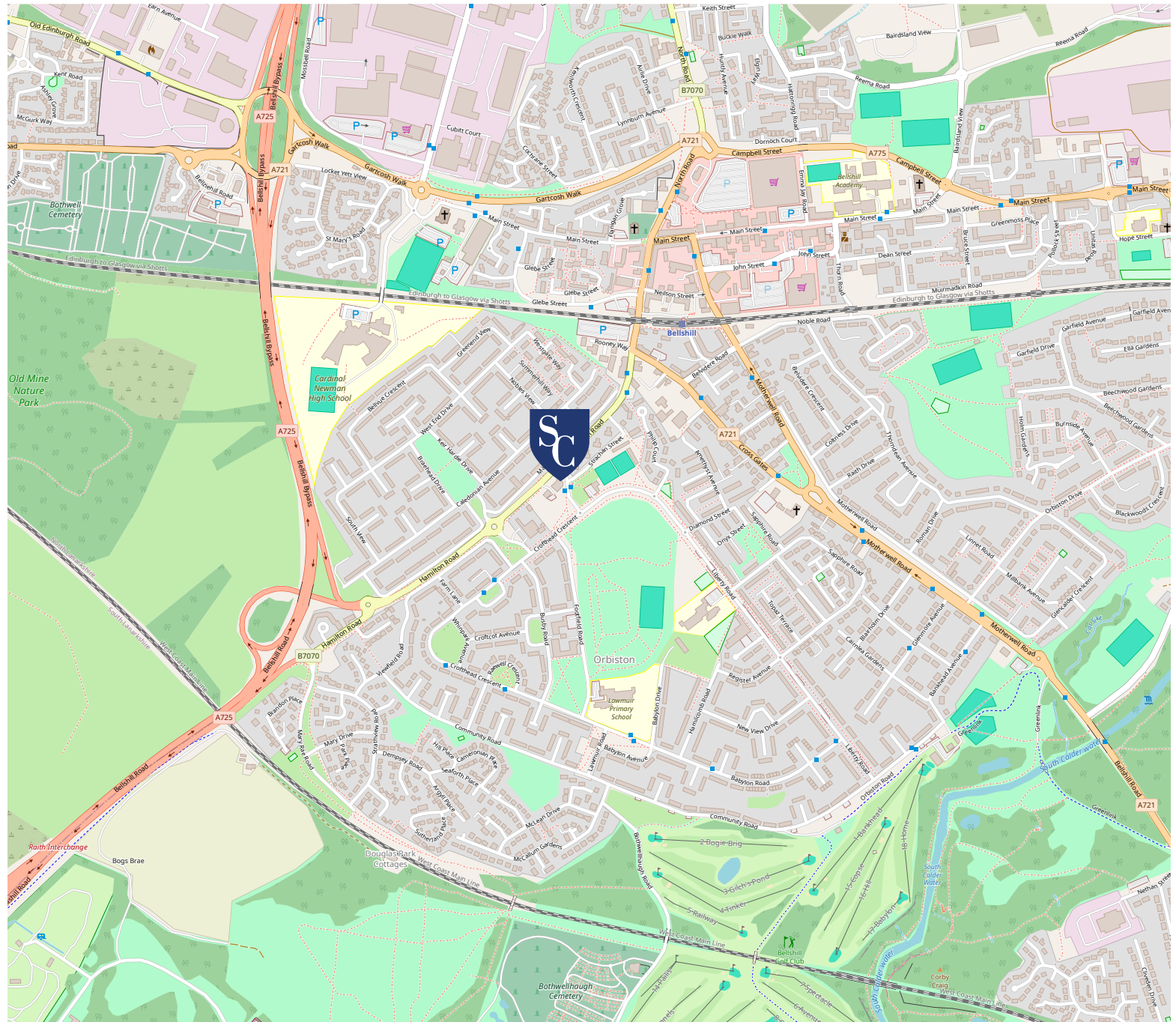
The business occupies a large prominent trading location on the corner of Orbiston Road and the main Hamilton Road, within a predominantly residential area, close to all local amenities and Bellshill Train Station.

PROPERTY

Having been in the same family since 1978 this large public house is split over 2 floors and presented well throughout. Occupying a large corner site there is ample car parking to the rear. The property is instantly recognisable due to its rendered and painted façade.

The main public bar and lounge bar are on the ground floor with the function room and kitchen (not in use) on the first floor.

In addition to the public house, there is a separate building which our clients have been renting out for many years, originally to a bookmaker and currently as a dance studio.



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INTERNAL DETAILS

PUBLIC BAR

Upon entering the property via the entrance vestibule, you are met with a spacious, traditional in design, split level public bar with a pool table to the rear. This impressive space has a mixture of freestanding tables and chairs with extensive perimeter/ bar seating.

To the left-hand side is a large wooden bar servery with well stocked gantry set upon wooden flooring with feature wood panelling surrounding the raised area and ornate wooden steps/bannisters splitting the raised seating area.

The pool table has its own space to the rear of the pub, with access to the enclosed smoking/ seating area, in addition there are games machine and flat screen TV's throughout showing Sky Sports.



LOUNGE BAR

Located to the rear of the public bar, this spacious room has ample perimeter style seating with freestanding tables and chairs. Fitted to a more relaxed style with carpet flooring, dado rails, wood panels and wallpaper to picture rail height. The bar servery area backs onto the public bar with direct access at the side allowing patrons to pass between both areas.



FUNCTION ROOM

Accessed from the entrance vestibule via a staircase, this room can accommodate c. 120 and is used for functions and Northern Soul nights.

This large traditional room is not used to its full potential and offers scope to grow on the current function levels as our clients do not offer 18ths or 21sts.



The room offers ample freestanding tables and chairs, large wooden dance floor and raised stage, ideal for bands etc. To the rear is a large bar servery with booth style seating surrounding part of the dancefloor.

As a piece of movie trivia, the function room was used in the 2017 film, Trainspotting 2.

There is also a kitchen space at the back which has not been used in years so would need to be checked/refurbished should any new owner wish to introduce food again.

INVESTMENT (DANCE STUDIO)

In addition to the public house, there is a separate investment opportunity, included with the sale.

For many years our clients rented the detached single-storey unit to a national bookmaker and currently to a local dance studio on a 5 year term with the option to extend for a further 5 years (more details of this can be discussed with interested parties). The building is located next to the public house with ample parking.

ANCILLARY AREAS

- Male and Female toilets
- Cellar (hatch behind public bar)
- Storage

THE BUSINESS

The Orb has been owned by the same family since 1978, during this time it has built up an enviable reputation as a very well run and established "locals" bar that is very much part of the community. With its location in the town, parking and close to the railway station, it is very accessible and supported well by the surrounding area. Our clients are involved in the day to day running of the business with the assistance of 5 part time staff members. Opening hours are Monday to Thursday 11am



- 11pm, Friday and Saturday 11am to 12pm and Sunday 12.30pm to 11pm.

At present the business is purely wet led, however historically did serve food. With the kitchen still in place (would need a complete overhaul) any new owner has the potential to explore this avenue further and introduce a food offering once again.

The majority of the sales come via the public bar and in order to fully appreciate what is on offer and the potential for future growth, a viewing would be strongly advised.

The sale of this pub offers an exciting opportunity for a single operator, looking to get a foothold in the local market or as an addition to a private multiple portfolio.

TRADING INFORMATION

Full accounting information and barrelage details will be given to seriously interested parties after formally viewing the property. Turnover for year end September 23 was c. £340k net of VAT.

BUSINESS RATES

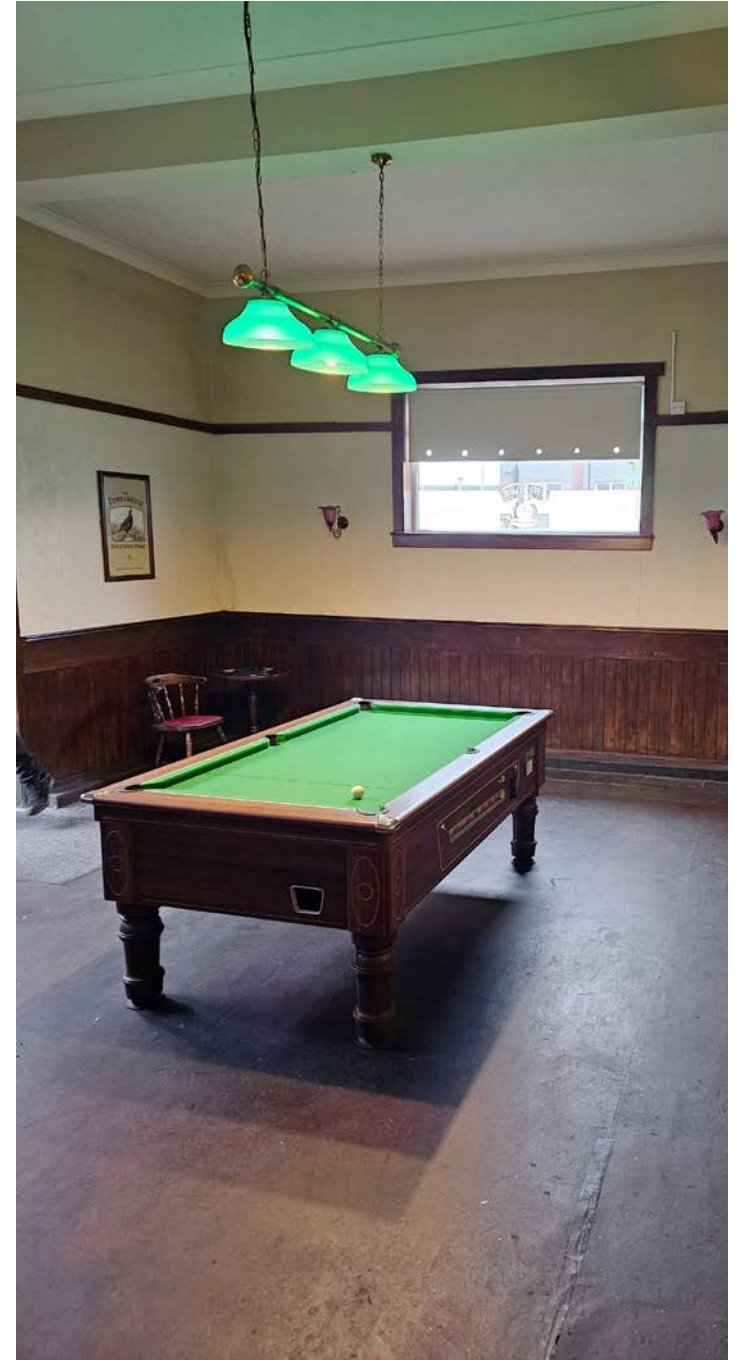
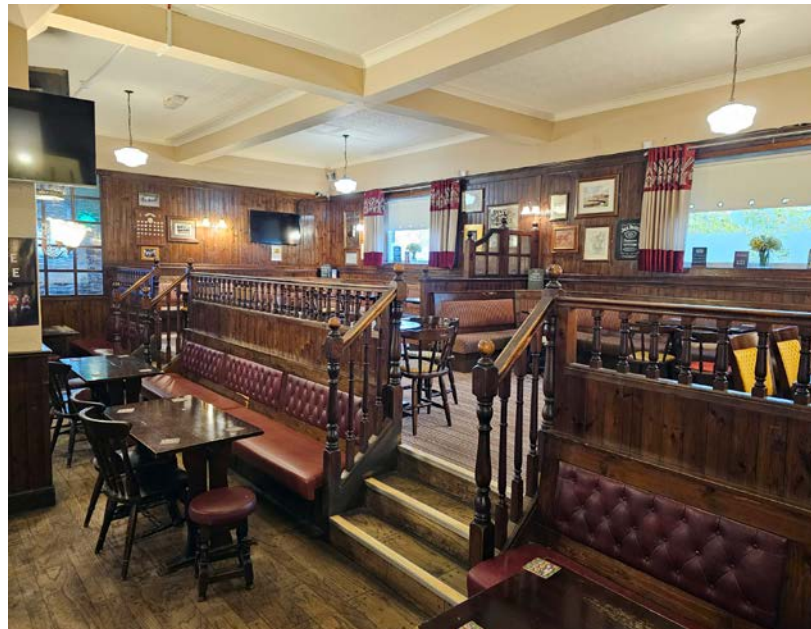
The subjects are entered onto the current valuation roll as having a rateable value of £27,250 effective from 1st April 23.

EPC

A copy of the Energy performance Certificate is available upon request. Rating currently Band F.

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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