



IONA
PUB PARTNERSHIP

BUSINESS OPPORTUNITY

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Great people run great pubs

RAMS HEAD (GLASGOW) 1969 Maryhill Road, Glasgow, G20 0BT



PUB OVERVIEW

The Rams Head is a vibrant community pub in the North of Glasgow. It is situated on the busy Maryhill Road at the Glasgow boundary near to Bearsden and Summerston, which provides a large population centre from which to drive business. It's a traditional two bar operation, with a busy public bar and separate lounge bar. A good sized catering kitchen is to the rear, and it also benefits from a large licensed beer garden to the rear of the property, which is ideal for customers to enjoy on sunny days!

BUSINESS INFORMATION

Total entry costs:
£17750

Annual rent:
£44125

Agreement:
Available on a new 5 year lease agreement

Drinks tie:
Beer, Cider, Ale, Stout, Lager



Assistance from Iona is available for the right operator for this real gem in our portfolio. It has great opportunity to develop both the wet and food offer and use the great beer garden area to drive extra trade.

Colin Piechniczek, Business Development Manager

TRADESPACE & FACILITIES

Beer Garden:	✓	City centre:	✓
Kitchen:	✓	Kid friendly:	✓
Function room:	✓	Smoking area:	✓
Lounge:	✓	Music venue:	✓

For more information or to arrange a viewing please contact Colin Piechniczek on or colinpiechniczek@IonaPartnerships.co.uk



CURRENT PREMISES LICENCE OPENING HOURS

The premises are licensed to open from 11am to midnight daily from Monday to Sunday

TRADE SPACE & FACILITIES

The site has two distinct trading areas - a large public bar with a combination of fixed and loose seating and a lounge bar area that can also double as a small function area. There is a south facing decked beer garden accessed from the public bar, and a catering kitchen to the rear.

FINANCIAL INFORMATION

RENT INFORMATION

Annual rent	£44125 per annum		
Weekly rent	£846.23 per week fixed		
Rateable Value	£22400	Legal	£750
Deposit	£6000	Stocktaking fees	-
Fixtures & fittings	£11000	Working capital	-
Other costs	-	Total entry costs	£17750
Additional notes	Buildings Insurance and Licensing costs will also be payable - annual cost is £1872		

ESTIMATED TURNOVER

TRADING VOLUMES

YEAR	BEER (brls)	WINE (ltrs)	SPIRITS (ltrs)	MINERALS (ltrs)	FOOD (45/55 split)
2022/23	161	-	-	-	-
2023/24	129	-	-	-	-
2024/25	-	-	-	-	-
Volume notes	These are estimated volumes based on product purchases and dispense monitoring data				

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FLOOR PLANS

There is no floor plan available

LOCATION

The site is situated to the north end of Maryhill Road in Glasgow, close to local amenities and housing.

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