



IONA
PUB PARTNERSHIP

BUSINESS OPPORTUNITY

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Great people run great pubs

GARTOCHER 1618 Shettleston Road, Glasgow, G32 9AN



PUB OVERVIEW

The Gartocher is situated on Shettleston Road in the East End of Glasgow and comprises of a public bar, lounge bar and a good sized function room which has recently been refurbished. There is also a small kitchen area, which offers traditional pub food during the day and in the early evening.

BUSINESS INFORMATION

Total entry costs:

£21820

Annual rent:

£29100

Agreement:

Six months concession to build the business leading on to a full Iona 3 Star Lease.

Drinks tie:

TRADESPACE & FACILITIES

Spirit, Minerals

Beer Garden: Smoking area:

Kitchen: Snacks Avail...:

Function room: Bar Snacks:

Lounge: Community:



Exciting opportunity with great potential.

David McDougall, Business Development Manager

For more information or to arrange a viewing please contact David McDougall on or davidmcdougall@IonaPartnerships.co.uk



CURRENT PREMISES LICENCE OPENING HOURS

Monday - Sunday 11.00am - 01.00am

TRADE SPACE & FACILITIES

Comprises of a public bar, lounge bar / good sized function room. There is also a small kitchen area, which could offer traditional pub food during the day and in the early evening. Two large beer gardens each servicing the bar / lounge areas.

FINANCIAL INFORMATION

Head Line Rent .

RENT INFORMATION

Annual rent	£29100 per annum		
Weekly rent	£558.08 per week fixed		
Rateable Value	£17828	Legal	£700
Deposit	£6000	Stocktaking fees	£120
Fixtures & fittings	£10000	Working capital	£5000
Other costs	-	Total entry costs	£21820
Additional notes	50% rent concession for 6 months while you concentrate on building a successful business.		

ESTIMATED TURNOVER

Unit currently trading at £5000 average per week

TRADING VOLUMES

YEAR	BEER (brls)	WINE (ltrs)	SPIRITS (ltrs)	MINERALS (ltrs)	FOOD (45/55 split)
2022/23	228	-	-	-	-
2023/24	-	-	-	-	-
2024/25	-	-	-	-	-
Volume notes					

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