

# DM HALL

## Business For Sale

### Public House

The Cross Keys  
26 Stewarton Street  
Wishaw  
ML2 8AN



74.29 SQ M  
800 SQ FT

# Property Details

- Long established popular Celtic Pub
- Prominent location
- Large bar with separate function room and lounge bar
- Currently 100% wet led
- Fully fitted commercial kitchen
- Beer garden
- Fixed price £285,000 is being sought for the heritable asset, goodwill, fixtures and fittings.

## LOCATION

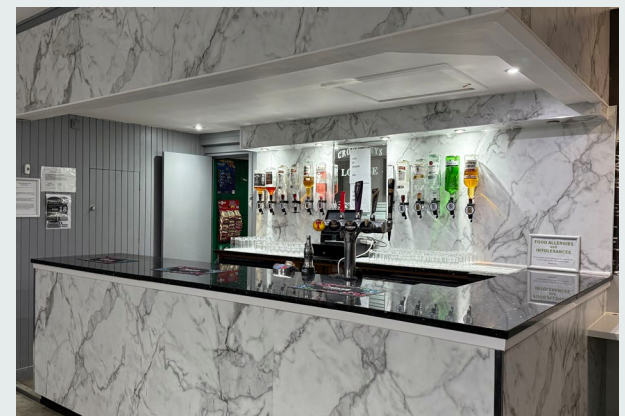
The Cross Key is located in a prominent position on the South side of Stewarton Street which is a busy traffic thoroughfare forming one of the main arterial routes serving the town.

Wishaw lies 15 miles to the east of Glasgow within the North Lanarkshire jurisdiction and approximately three miles east of Motherwell.

The town is predominately residential in nature and was originally developed around traditional heavy engineering. Wishaw has a good road, rail and public transport links.

## DESCRIPTION

The business comprise a substantial single storey public house. The property has a traditional public house façade in place with metal roller shutter to the entrances with prominent illuminated signage above. Additionally, to the rear of the property there is a large outdoor smoking area.



Internally the property is accessed directly into the main public bar. The main public bar has a large modern gantry with optics and fridges. The public bar leads directly to a rear function room which can be partitioned off which then leads through to a smaller lounge bar which benefits from a separate entrance.

The lounge bar has a smaller gantry with optics and fridges with an access hatch being located behind the bar. Within the bar there is ample customer seating with a selection of permitter bench seating, tables and chairs and booths available.

Additionally, there is sufficient male, female and disabled wc's. There is a small commercial kitchen located at the rear of the property. The kitchen is fully fitted with sinks, cooker, fryers, extraction system and preparation areas.

The property has two basement areas, one housing the boiler which is located next to the kitchen with the main basement being accessed from behind the gantry in the lounge bar which leads to the cellar which had an chilled keg section and pavement level beer drop.

The subjects are decorated to a modern standard in keeping with a pub of this nature additionally the subjects benefit from a pool table, dart board, TV's and juke box.

### **ACCOMMODATION & FLOOR AREAS**

The gross internal area of the property extends to approximately 288.3 sq. m. (3,104 sq ft)

### **SERVICES**

The property benefits from mains supply of gas, electricity and water.

### **TENURE**

Heritable

### **ENERGY PERFORMANCE**

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is D (53)



# Property Details

## NON DOMESTIC RATES

The subjects have a Rateable Value of £28,500 per annum.

## THE BUSINESS

### BUSINESS OVERVIEW

The subjects comprise a long-established public house which is currently owner operated by the client. We understand that the business is 100% wet sales with clientele being, in the majority, local repeat custom. There is potential to grow revenue by offer food as there is currently a fully fitted commercial kitchen not being utilised.

### TRADING FIGURES

Full accounts information will be made available to interested parties, following a formal viewing.

## OTHER MATTERS

### PROPOSAL

Our client seeks a fixed price £285,000 for the heritable asset, goodwill, fixtures and fittings.

Stock will be sold through separate negotiations.

**DM HALL**



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## LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT

VAT is charged on the property.

## VIEWING ARRANGEMENTS

Strictly by contacting the sole selling agents.

## ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

# Make an enquiry

For further information, or to arrange a viewing, please contact:

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