

FOR SALE

Sheddens Bar and Lounge  
641/645 Shettleston Road  
Glasgow  
G32 7EL

PUBLIC HOUSE

GLASGOW



**Asking Price £165,000 +VAT**

Drysdale and Company  
28 Wichester Avenue  
Denny  
FK6 6QE

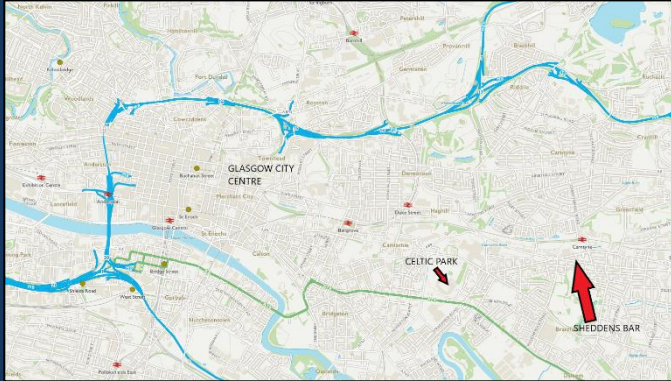
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## Location

The Sheddens Inn is situated on the north side of Shettleston Road, forming part of the A89 and benefitting from a prominent corner position at its junction with Blair Street in the east end of Glasgow. The pub is located in a residential area with high density housing in the immediate vicinity, along with a variety of commercial, retail and industrial businesses. The property is situated approximately 1 mile east of Parkhead, Celtic FC's football stadium, and the business is extremely popular on match days and for televised games. Glasgow city centre is situated 3 miles to the west of the property with good road links and regular train services from the nearby Carntyne Train Station.



## Description

The Sheddens Inn and Lounge is a traditional wet led public house contained within the ground and basement of a 4 storey, traditional red sandstone, corner terraced building. The upper floors include unrelated residential accommodation.

A corner entrance door provides access to the public bar which has a vinyl covered floor, a small section of fixed seating and a bar servery with stainless steel counter. A traditional timber framed and mirrored optic gantry is provided.

A spirit store is also located within the public bar, along with a storage cupboard.

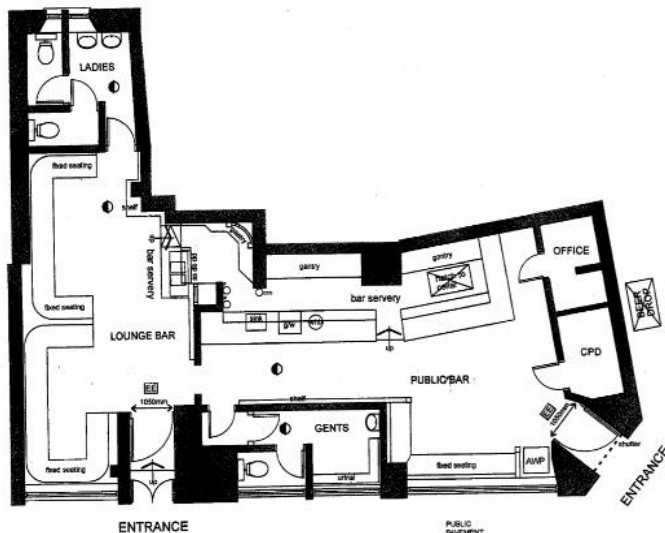
Gents toilet facilities are situated off the public bar.

A single timber framed door leads internally to the Snug Lounge, which also benefits from separate external access from the front elevation on Shettleston Road, via recessed entrance vestibule.

The Snug has 2 sections of fixed booth style seating with a selection of moveable furniture also provided. A small serving counter is also available, with staff access to the public bar provided.

A ladies toilet is situated to the rear of the lounge bar.





EXISTING GROUND FLOOR PLAN

## Description cont.

A timber framed hatch to the rear of the bar service provides staff access down to the basement cellar.

A central storage area leads to a contained refrigerated keg store, with loading access available via keg loading ramp off Blair Street.

## Trading information

Profit and Loss accounts will be made available to seriously interested parties. The business trades as a popular locals wet led pub with a steady pattern of turnover and profitability. We have been verbally advised that the annual barrelage is circa 150 with a high volume of spirit sales. The ease of operation allows for low staff costs and expenses.

## Rateable Value

The Rateable value (2017) is £11,200. As such the property benefits from full relief under the Small Business Rates Relief Scheme.

## Services

Manis Water Gas and Electricity. Hot/Cold air integrated ceiling system.

EPC Rating - G



All enquiries:

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken. A list of Partners can be obtained from any of our offices. Date of Publication: January 2021

**Drysdale**  
COMPANY

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