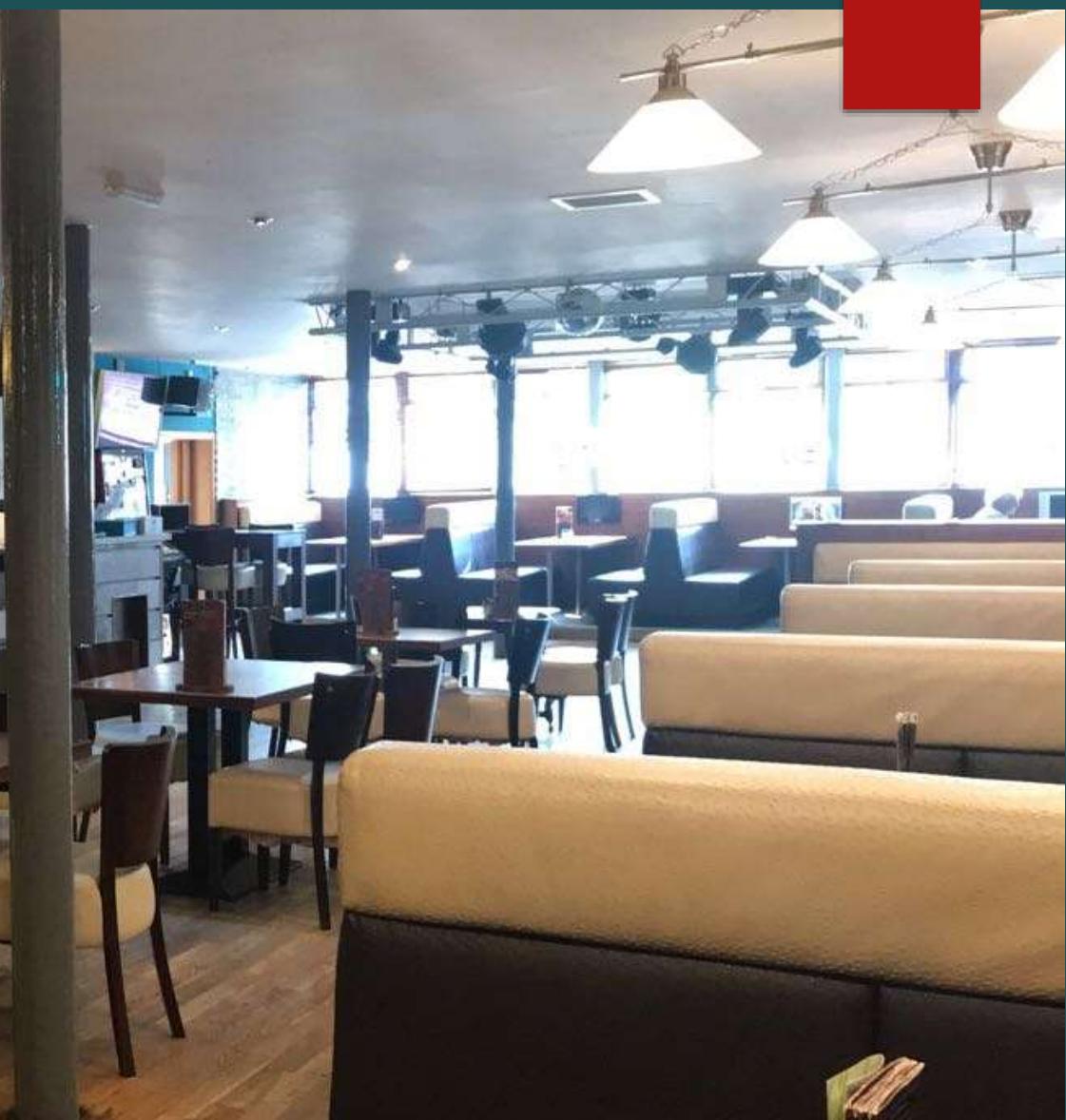
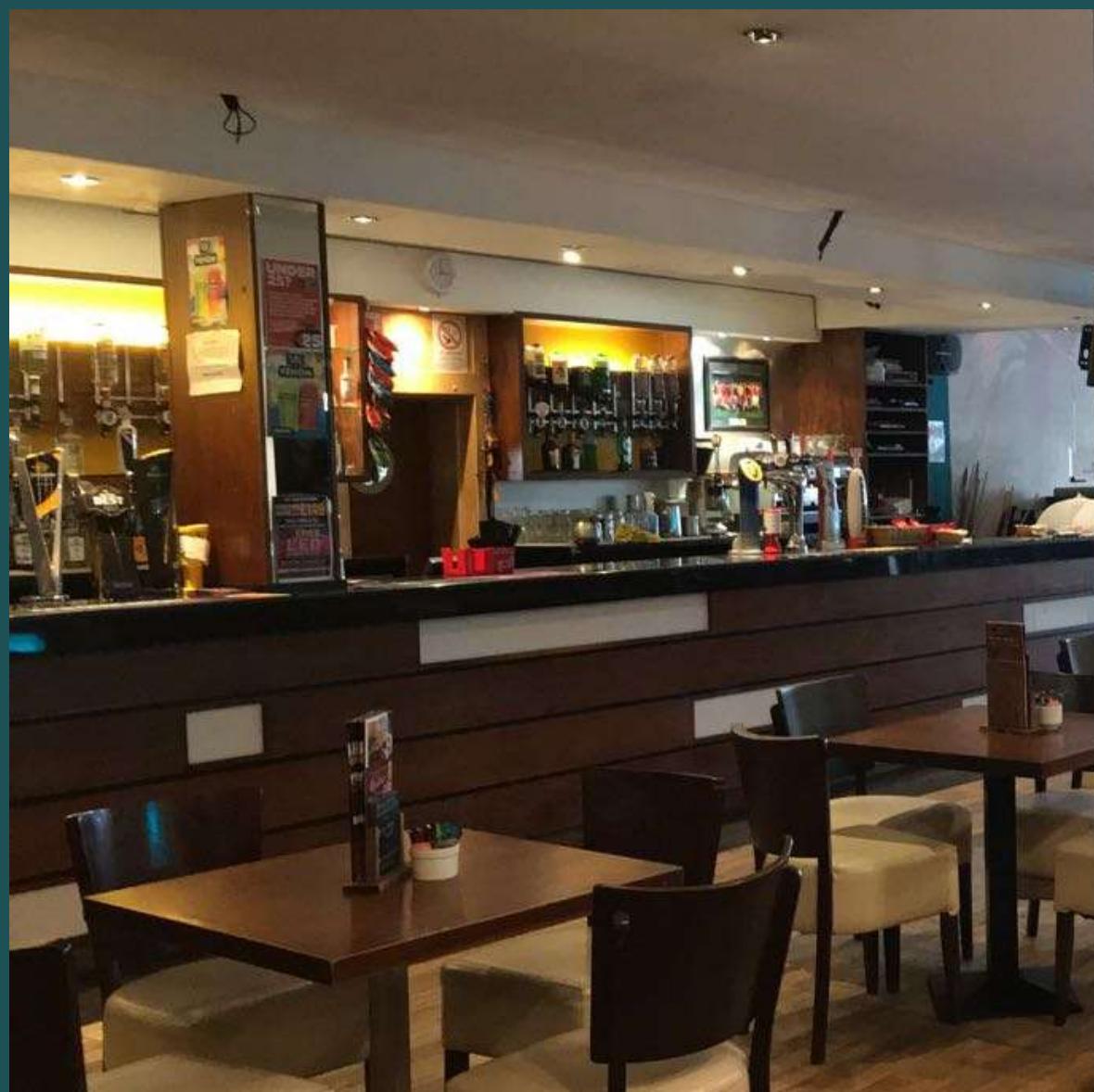


THE CLUB

14 GREENDYKES ROAD, BROXBURN, WEST LOTHIAN, EH52 5AG

CORNERSTONE
 Business Agents



Guide Price - £295,000 + VAT (freehold)

- Extensive licenced & leisure venue
- Bar and restaurant
- 2 function suites
- Separate pool & snooker areas
- Commercial kitchen
- Potential redevelopment
- Potential STPP
- Rateable value £25,500



The Club, 14 Greendykes Road, Broxburn, EH52 5AG

LOCATION

The Club occupies a central trading location in the heart of the West Lothian town of Broxburn.

Broxburn is 12 miles west of Edinburgh city centre and 5 miles from Edinburgh Airport. The town is also located close to the M8 and M9 motorways allowing easy access into both Edinburgh and Glasgow.

Broxburn is also close to the new town of Livingston as well as smaller towns located close by including Uphall and Bathgate. The town has a population of circa. 15,000 residents.

The Club occupies a prominent trading position in the heart of the town centre close to the Main Street, an ideal trading location to serve the local community.

PROPERTY

An extensive two storey property with accommodation on ground and first floor levels. The property is of a significant size with on-street frontage facing west.

The main entrance & exit is via a doorway and entrance vestibule leading in from the front of the property.

INTERNAL DETAILS

Ground Floor

- Entrance hallway & vestibule
- Substantial bar/restaurant to accommodate 100+
- Separate pool area equipped with six pool tables and air hockey
- Separate snooker area with 6 tables
- Substantial function room with its own bar, ladies & gents toilets
- Ladies, gents & disabled toilet facilities

First Floor

- Office
- Ladies & gents toilets
- Smaller function space to accommodate 50
- 2 private snooker rooms

EXTERNAL

There is a car park to the rear with shared access. The car park is owned by a property neighbour.

THE BUSINESS

The Club is a successful multi-entertainment venue operating as a bar & restaurant, function room, late night entertainment venue as well as a pool & snooker club.

Our client has owned the business since 2008 during which time it has been leased by our client since 2012. The property and business will now be offered on a freehold basis free of any lease incumbencies.

At present the business is run under management with a mix of full and part-time members of staff.

It is envisaged that the full potential of this business will be uncovered by operating the business on a more "hands on" basis.

The business is one of the largest late night premises in West Lothian which is fully licenced and with the only 3.00am trading licence on Friday & Saturday nights in a significant nearby vicinity.

The Club, 14 Greendykes Road, Broxburn, EH52 5AG

SERVICES

We are advised that all mains services are connected.

RATES

The current rateable value as per April 2017 is £25,500.

WEBSITE

www.theclub1.com

TRADING FIGURES

Trading figures will be made available to seriously interested parties after a formal viewing.

DEVELOPMENT

Subject to local authority planning consents, the property has obvious alternative use, notably retail and residential.

PRICE

A guide price of **£295,000 + VAT** is sought for the heritable property, goodwill of the business, fixtures and fittings.

TENURE

Freehold.

BUSINESS PURCHASE FINANCE

Explore funding options—[click here](#).

VIEWING

Strictly by appointment via the sole selling agents Cornerstone Business Agents. Phone 0131 445 7222 or email info@cornerstoneagents.co.uk.

OFFERS

All offers couched in Scottish legal terms should be submitted to the sole selling agents.

Cornerstone Business Agents

The Walled Garden | Bush Estate |

Midlothian | EH26 0SD

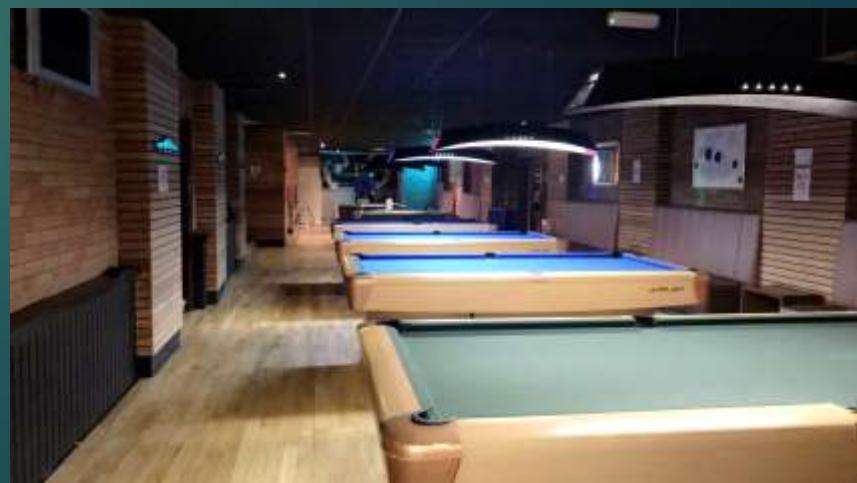
Phone 0131 445 7222 | Fax 0131 445 4300

email info@cornerstoneagents.co.uk

www.cornerstoneba.co.uk



CORNERSTONE
Business Agents



Important Notes

Sales Particulars & Web Listings

Please note any information contained in sales particulars or web listings for businesses being marketed by Cornerstone Business Agents is intended for general guidance only and should not be taken as statements of fact.

Prospective purchasers should always seek independent professional advice before committing to purchasing a business.

Viewing Appointments

Whilst it is a good idea to visit a business that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, owners or customers of the business.

Many businesses are being marketed confidentially and the staff and locals may not know that the business is on the market, therefore a casual approach can adversely affect the business.

Formal viewing appointments should always be made via Cornerstone Business Agents by calling 0131 445 7222 or completing our [viewing request form](#).

If you wish to cancel an appointment or will be delayed please inform Cornerstone as soon as possible. During out of office hours please call the business direct - however only speak to the person to whom your appointment is with.

Please drop us an email at info@cornerstoneagents.co.uk or give us a call on 0131 445 7222 after you have viewed to let us have your thoughts and feedback on the business you have viewed.

Trading Figures & Accounts

As sales particulars are readily available to be downloaded from the internet it is rare that confidential trading figures are included in sales particulars. For reasons of confidentiality accounts are in most cases only available after a formal viewing. We understand that this can cause problems as it is pointless viewing a business that is not affordable. We therefore suggest that you call Cornerstone and ask for the agent handling the sale who will give guidance on trading levels and profitability before you view.

Business Finance

There are a wide range of funding options available to assist with a business purchase. Cornerstone work with a wide range of lenders and commercial finance brokers to ensure that purchasers of our clients' businesses obtain the most advantageous funding facilities available. Please contact us if you would like to discuss business finance options with one of our independent specialists.

We strongly advise that business purchasers discuss funding criteria with a specialist broker at an early stage. Discussing funding criteria with a single lender is unlikely to result in the best funding solution being found. Please call 0131 445 7222 to speak to one of our finance specialists.

Legal Aspects of Buying a Business in Scotland

You will need to instruct a Scottish solicitor to act on your behalf when buying a business in Scotland. Scottish law differs from English law. It is important to instruct a solicitor who is experienced in buying the type of business you are considering.

Cornerstone offer a list of solicitors that we can recommend. Please drop us an email to info@cornerstoneba.co.uk for more information.