





A SUPERB TURNKEY 100 COVER RESTAURANT & BAR OPPORTUNITY.

LEASEHOLD

PRICE £65,000

CURRENT RENT £12,500

(RISING TO £25,000 IN NOV '25)

- An outstanding restaurant & bar opportunity
- 100 Covers
- Fully fitted Bar & Restaurant
- Trading in a popular retro style but would suit wide variety of different cuisine styles
- Neatly presented kitchen and service areas
- Generous lease
- Great catchment area next to a Tesco & Farmfood stores
- Walk in condition for new owners

Situation

Retro Bar & Grille is in a strategically important trading location in the centre of Barrhead. Positioned in the Westbourne Centre, next to Tesco & Farmfoods, the location provides a central and high profile trading pitch with easy visibility.

The area of East Renfrewshire is consistently considered one of the most desirable areas to live in the country with Barrhead along with Giffnock, Newton Mearns and Neilston all having benefited from significant development over the years.

The centre of Glasgow is only 7 miles away with easy access via the M77 and M8 motorway or via an excellent train link on the Glasgow south-western line.

The town has well regarded primary schools along with 2 secondary schools which cater for the population of approximately 18,000.







Property

The subjects occupy a large ground floor site in a modern construction two storey building. Main entry is at the front of the property leading into a well-presented restaurant and bar.

Internal details

Internal

Main entry is at the front of the property leading into a deceptively spacious bar and restaurant.

Internal details briefly comprise:

- Large and well decorated restaurant for 100 covers
- Designated and attractively presented public bar
- Extensive and well fitted commercial kitchen with dry store and walk in chill.
- Ladies, gents as well as disabled toilets facilities.
- Office.

Exterior

There is a designated beer garden area to the front of the premises

The Business

The business has been in our clients' hands for a short period of time. Unfortunately, ill-health has contributed our clients considering a sale.

Our clients have quickly established a well performing business, offering a popular and all encompassing menu. Although running as the Retro Bar & Grille, the restaurant could pivot easily to a variety of different international cuisines and trading styles.



The business is run by our clients as well as approximately 10 members of staff including a kitchen brigade.

This is an excellent opportunity to acquire a spacious licensed business with huge trading potential.

Trading Figures

Full trading, profit and loss accounts will be made available to seriously interested parties, only after formally viewing the business.

Licence

The premises is fully licensed and operates with class 3 cooking consent

Internal Sizes

According to www.scotgov.co.uk the internal size is 331 sq metres.

Services

We are advised that all mains services are connected to the property.

Tenure

The subjects are offered for sale based on the assignation of the current lease. This is a 10-year lease that was signed in February 2024.

The current rent is £12,500. The rent is due to rise to £25,000 as per November 2025. We are advised there is a further rental increase in February 2026 to £30,000. The rent will then follow a 5 year rent review pattern.

Any new tenant(s) must be demonstrably capable of fulfilling their obligations under the lease. A rental deposit will be required.

Price

A guide price of £65,000 is sought for the leasehold interest as well as all fixtures & fittings pertaining thereto.

Rateable Value

According to www.scotgov.co.uk the rateable value is £22,000.

EPC

A copy of the Energy Performance Certificate will be available upon request.

Business Purchase Finance

Please contact us for more information [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. No direct approach may be made to the vendors.

AML

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.

Important Notes

[Click here](#)

Cornerstone Business Agents

The Walled Garden | Bush Estate | Midlothian | EH26 0SD
Phone 0131 445 7222 | Fax 0131 445 4300

272 Bath Street | Glasgow | G2 4JR

Phone 0141 353 9494

All email enquiries to info@cornerstoneagents.co.uk

www.cornerstoneba.co.uk