



● The Rhindsdale Tavern, Baillieston, Glasgow, G69 6AF ●

About the Opportunity



Why Invest?

Exciting Investment Opportunity: The Rhindsdale Tavern Pub Refurbishment!

Located in the Baillieston area of Glasgow's east end, this pub sits prominently on a main road, close to the bustling high street and surrounded by a mix of family homes and mature households. With over 5,000 residents within a 10-minute walk and over 13,000 within 20 minutes, it's at the heart of a vibrant community. Baillieston train station is just 20 minutes away from Glasgow City Centre, making it easily accessible for locals and visitors alike.

Elevate Your Investment: Witness the Transformation

With a full renovation planned for the lounge area to support a new food offer and the public bar set to become the go-to spot for live sports, there's ample opportunity to cater to various tastes. Plus, with a large beer garden, cosy modern interiors, and a comprehensive drinks range including premium lagers, craft beers, and ales, this pub promises to be a welcoming hub for the community. Whether it's enjoying a meal, catching the game, or simply unwinding with friends, this pub offers a prime opportunity for an experienced operator to thrive.

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Target Customers

When refurbished, The Rhindsdale Tavern will appeal to:

Sports Fans:

- Whether it's football, rugby, or any other sport, this pub will be a go-to destination for sports enthusiasts looking to catch all the live action on big screens in a lively atmosphere.

Families:

- The offer will cater to all ages and appeal to families with a menu of pub classics and a great drinks range.

Social Groups:

- From casual meetups to weekend gatherings, groups of friends will find this pub the perfect spot to enjoy good company, tasty beverages, and a vibrant atmosphere.

Local Residents:

- Positioned at the heart of a bustling neighbourhood, this pub will become a beloved community hub where locals can relax, socialise, and unwind after a busy day, making it a natural choice for residents seeking a familiar and welcoming environment.

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The Offer

When refurbished, The Rhindsdale Tavern will offer:

Drinks:

- An extensive range of beverages, from premium lagers and craft beers to traditional cask ales, all accompanied by a quality selection of spirits and wines to complement the offer.

Food:

- The pub will offer a menu of crowd pleasers, ensuring a satisfying dining experience for every palate.

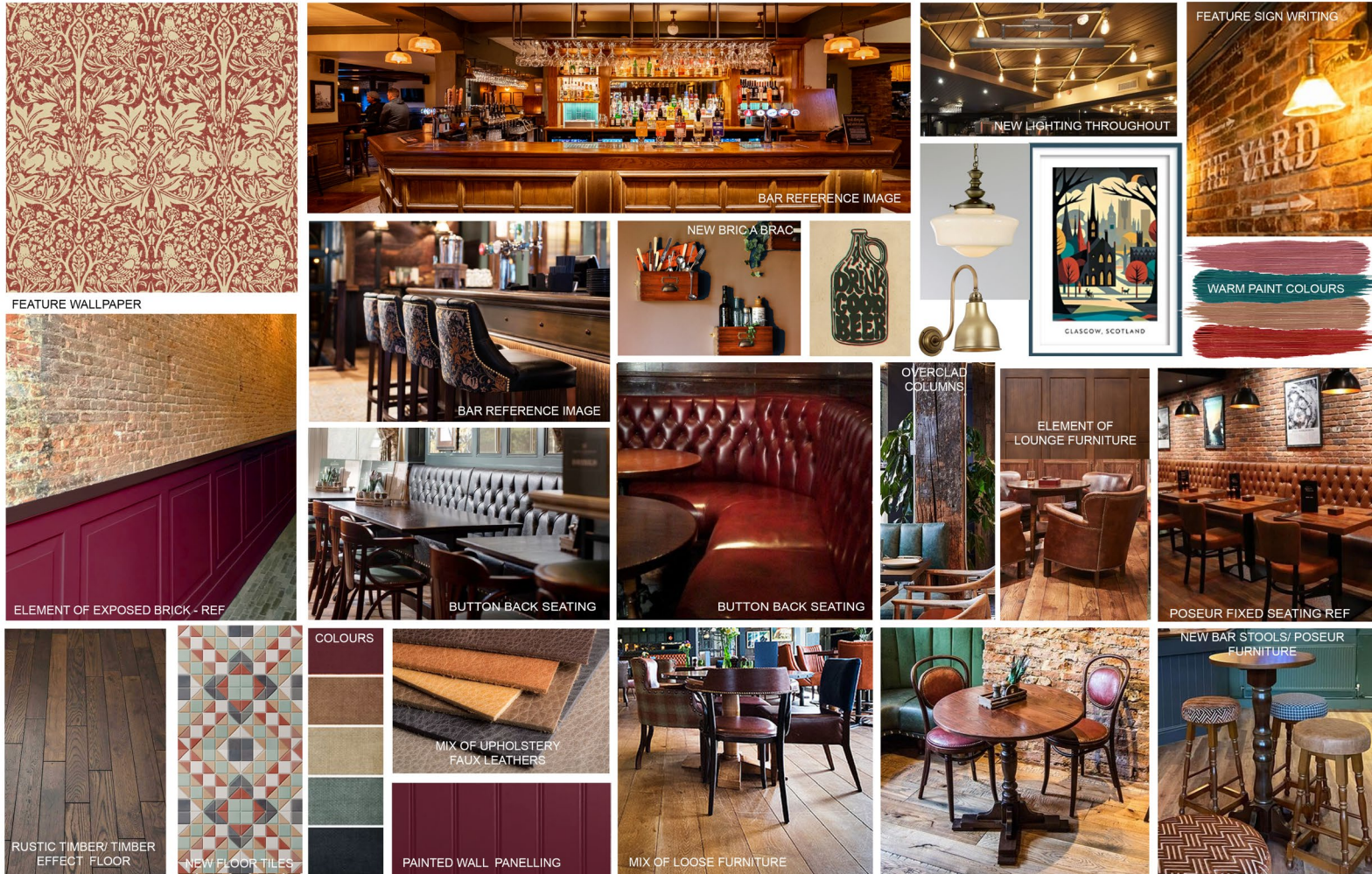
Coffee:

- Start the day right with a bean-to-cup coffee offering, ensuring a fresh and satisfying brew every time.

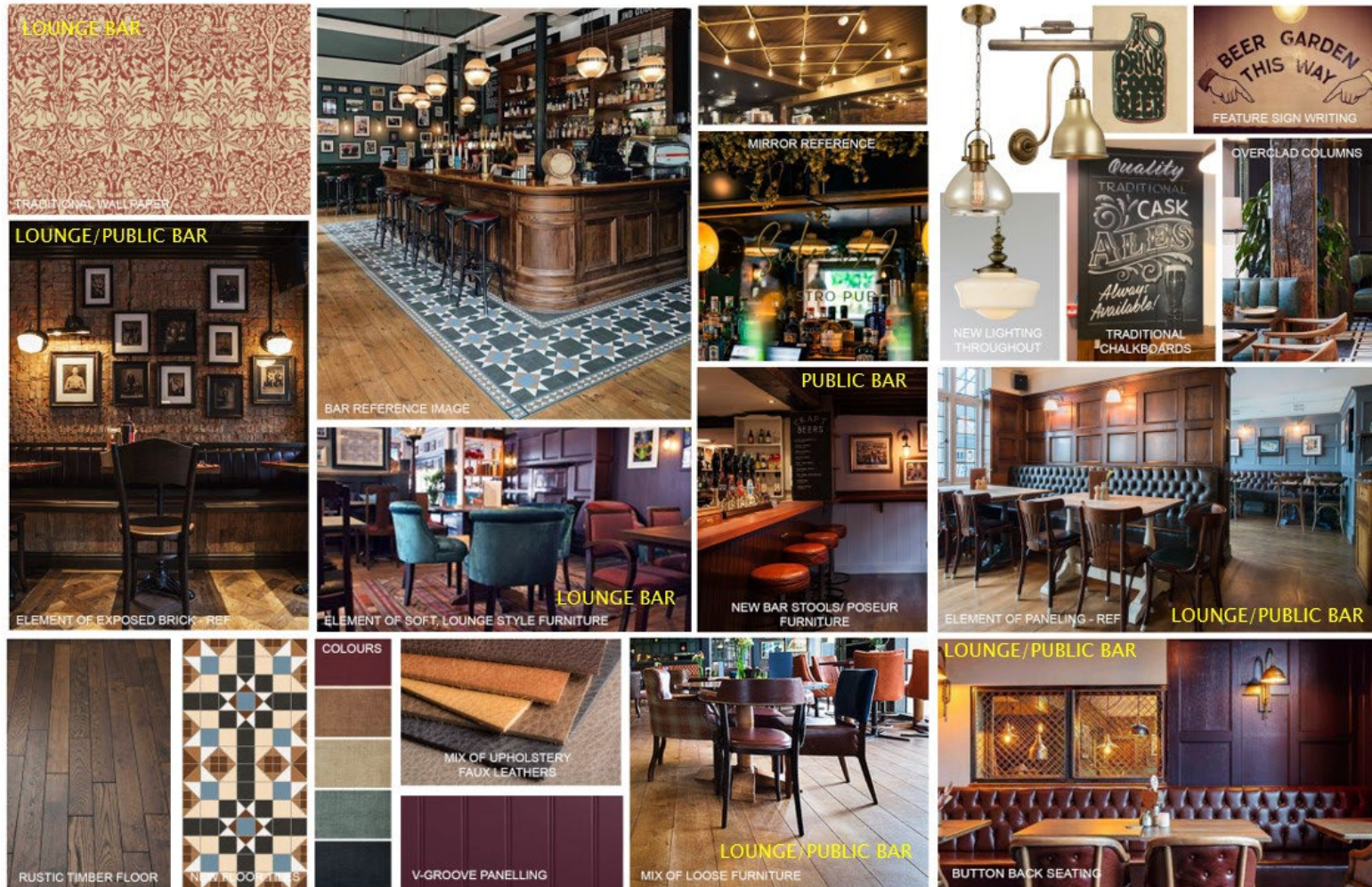
Events:

- The pub will offer a strong rhythm of the week with full sports package and live entertainment.

Internal Mood Board



Internal Mood Board



Rendered Floor Plan



Floor Plans & Finishes

1 Ground Floor Internal Works

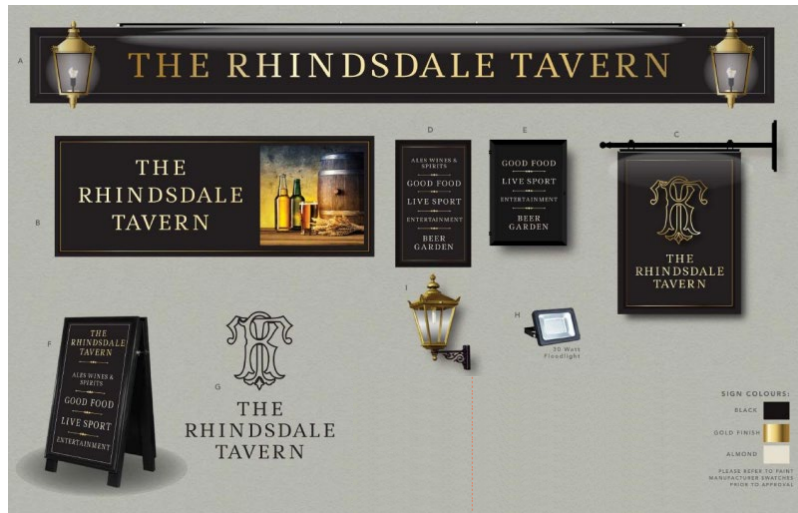
- Refurbishment of the kitchen to match the existing layout, with new fridge freezers relocated to the cellar.
- Installation of new floor finishes throughout.
- Full decoration including a variety of wall coverings, panelling, and brick slips.
- Implementation of new lighting throughout the premises.
- Complete refurbishment of the toilets.
- Refurbishment of the bar, including new top and front overclad, and installation of a new back gantry.
- Formation of new fixed seating as specified.
- Provision of new loose furniture.

2 First Floor Accommodation

- Installation of new floor coverings, incorporating a mix of carpet and vinyl.
- Installation of new kitchen and bathroom.
- Replacement of the boiler and radiators throughout the establishment.
- Upgraded new LED lighting.
- Application of new paint finishes to both walls and ceilings.



External Refurbishment



Signage and external works

- Full external works to include decoration, new signage, lighting, and planting.
- Frontage windowsills to be lowered and new windows installed.
- Installation of new external doors.
- Formation of two new fences with push bar escape gates in the rear beer garden.
- Upgrade of beer garden door to include glazing for visual connection.
- Erection of a fence to create a bin store.
- Installation of new paving in the beer garden.
- Addition of new external furniture and festoon lighting.
- Fitting of a door/screen to the existing outbuilding to restrict access.



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FIND OUT MORE

This project will significantly enhance the business's potential and we would like to see you bring your own ideas and flair to make the most of this great opportunity.

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