



# The Douglas Arms, Bothwell



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## The Douglas Arms

42 Main Street, Bothwell, Glasgow, G71 8EX

### Why invest?

- **Broad appeal** – We're seeing more and more customers turn to local neighbourhood pubs, and The Douglas Arms is a prime example. This Just Add Talent pub will be 100% wet with keenly priced drinks, giving it a broad appeal.
- **Sport central** – With BT and Sky Sports on TV, it will be the place to be on match days.

### Target customers

- Located in the main street, it will attract all-day trade from local residents. At the weekend it will be a great place to go for a post-work or post-dinner drink.

### Offer

- A 100% wet offer with well-priced drinks.
- A great environment in a brilliant location.



Visuals are for illustrative purposes only. Schemes may vary post completion.



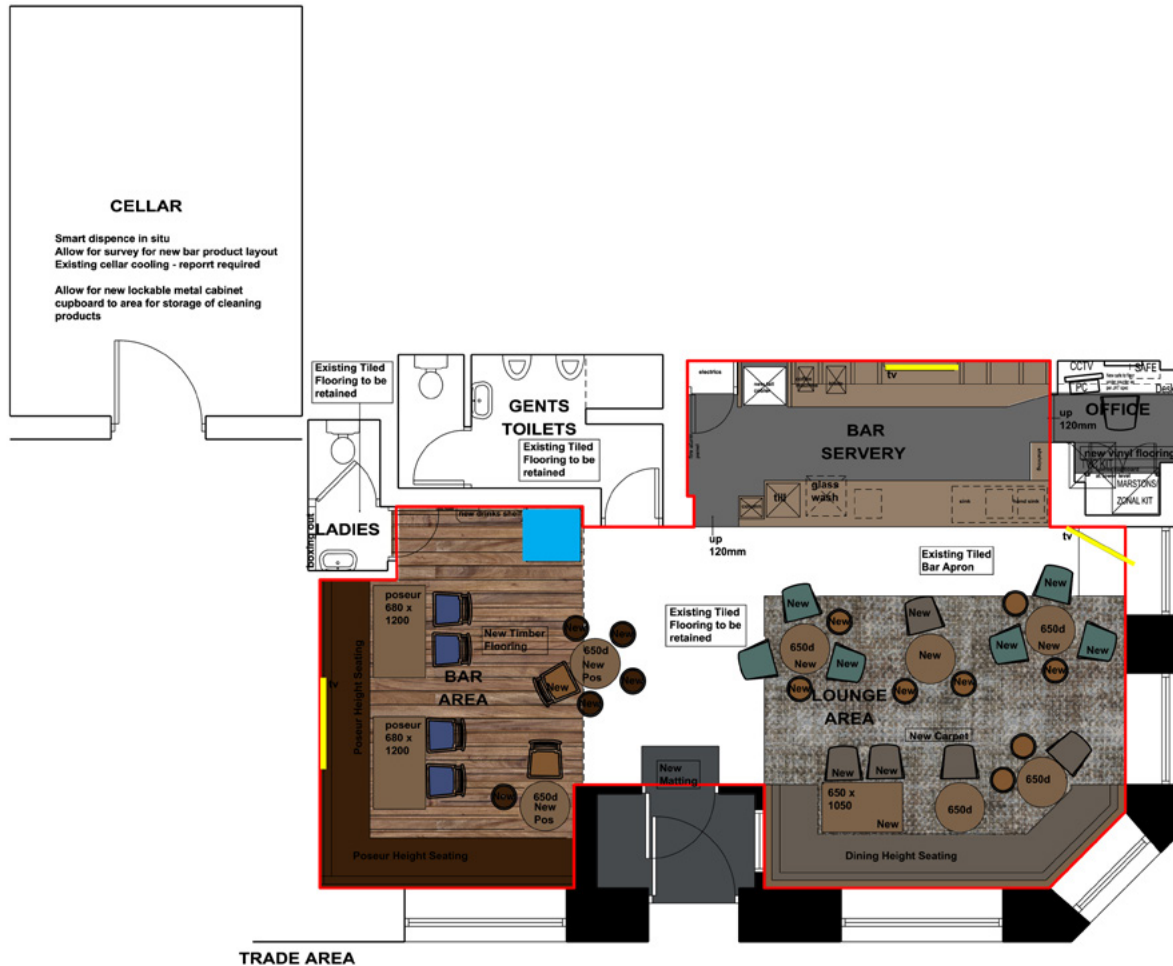
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to reveal details of the proposed refurbishment.

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**This is a fantastic opportunity to take on a Just Add Talent pub in a great location.**

With a re-invigorated décor and a fantastic location, this brilliant local will be well positioned to attract footfall all day and at weekends too. The 100% wet offer and keenly priced drinks will ensure it is a simple project to operate, while BT Sport and Sky Sports on TV will make it the place to be on match days.

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## Schedule for The Douglas Arms

### Bar servery

Works to the servery will include the following:

- New glass wash.

### Bar area

Works to the bar area will include the following:

- New timber flooring.
- New poseur height seating and tables.
- New drinks shelf.

### Lounge area

Works to the lounge area will include the following:

- New carpet.
- New dining height chairs.

### Office

Works to the office will include the following:

- New vinyl flooring.

### Cellar

Works to the cellar will include the following:

- New lockable metal storage cabinet.
- Smart dispense.

### Internal trade areas

Works to the internal trade areas will include the following:

- Full redecoration.
- New matting to entrance area.