



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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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.

Interested? Call us today.

Call on 08085 94 95 96

Or follow the simple online application process at www.starpubs.co.uk

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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.