

50 Kelso Avenue

LESMAHAGOW, SOUTH LANARKSHIRE, ML11 0BA



RESTAURANT AND FUNCTION VENUE LOCATED
WITHIN THE HEART OF THE COMMUNITY



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THE PROPERTY

McEwan Fraser Legal is delighted to present to the market the former Harris and Ollie's bar and restaurant Lesmahagow. The property has undergone an extensive, high-end refurbishment and until recently was the 'go-to' venue in the area for brunch, lunches, evening meals, weekend cocktails etc.

The business is no longer trading however is a true 'turn key' investment given the reputation acquired over the last few years by the current owners. The venue is well known in the area for live music nights, boozy brunches, functions etc and currently has a rating of 4.6 on google reviews. The property is equipped with everything required for the new owner to 'hit the ground running' and bring Harris and Ollie's back to its former glory. As well as the pub/bar, restaurant and function hall there is also an undeveloped element with its own access included in the sale which would provide additional space for the current business or could be developed into something completely separate. The property is situated on a large plot with a sizeable beer garden to the rear which has its own outdoor bar and spectacular countryside views. There is ample parking to the front and side of the property.





The accommodation comprises of an entrance to the front of the property through a welcoming hall and into the large function area, this area has its own bar and ladies and gents facilities and has previously been used for live music nights, family celebrations etc. The bar and restaurant are located at the rear of the property and provide a welcoming space for bar lunches, evening meals or a few drinks at the weekend. Off the bar, you will find the games room/ small function area which gives access to the large beer garden and outside bar.

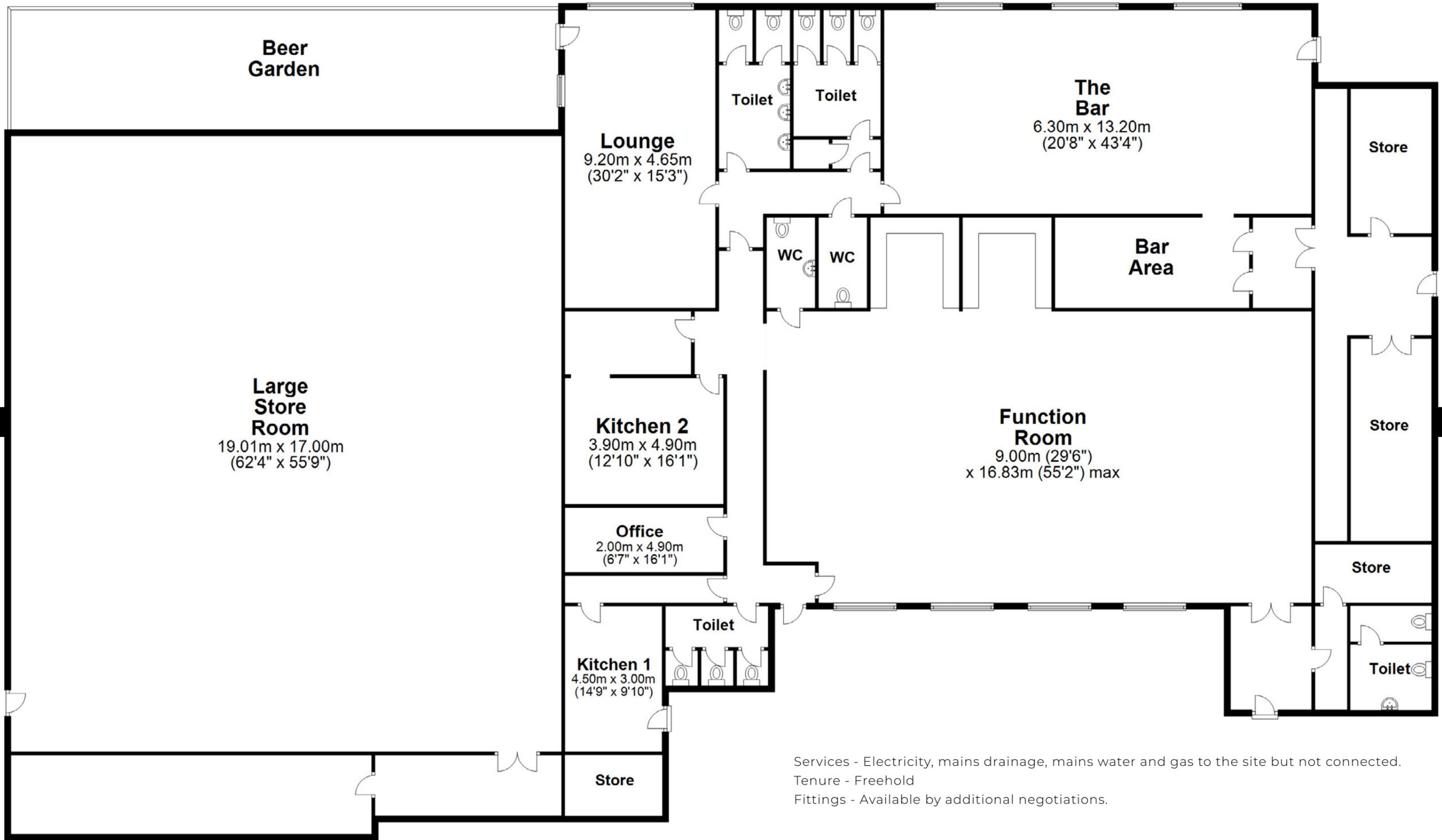








The commercial kitchen is fully equipped with everything required to service the food orders. There are ladies and gents WC's throughout the property, ample storage and a large office space. To the rear of the property is the entrance to the undeveloped area which was previously a function suite, bar area, meeting room and toilet facilities, this area gives the new owner a variety of options to increase revenue.



Services - Electricity, mains drainage, mains water and gas to the site but not connected.
 Tenure - Freehold
 Fittings - Available by additional negotiations.



THE LOCATION

Lesmahagow or Lesmahagae, is a small town in the historic county of Lanarkshire on the edge of moorland, near Lanark in the central belt of Scotland, It was also a civil parish and lies west of the M74, and southeast of Kirkmuirhill, which is approximately a ten-minute drive from Hamilton.

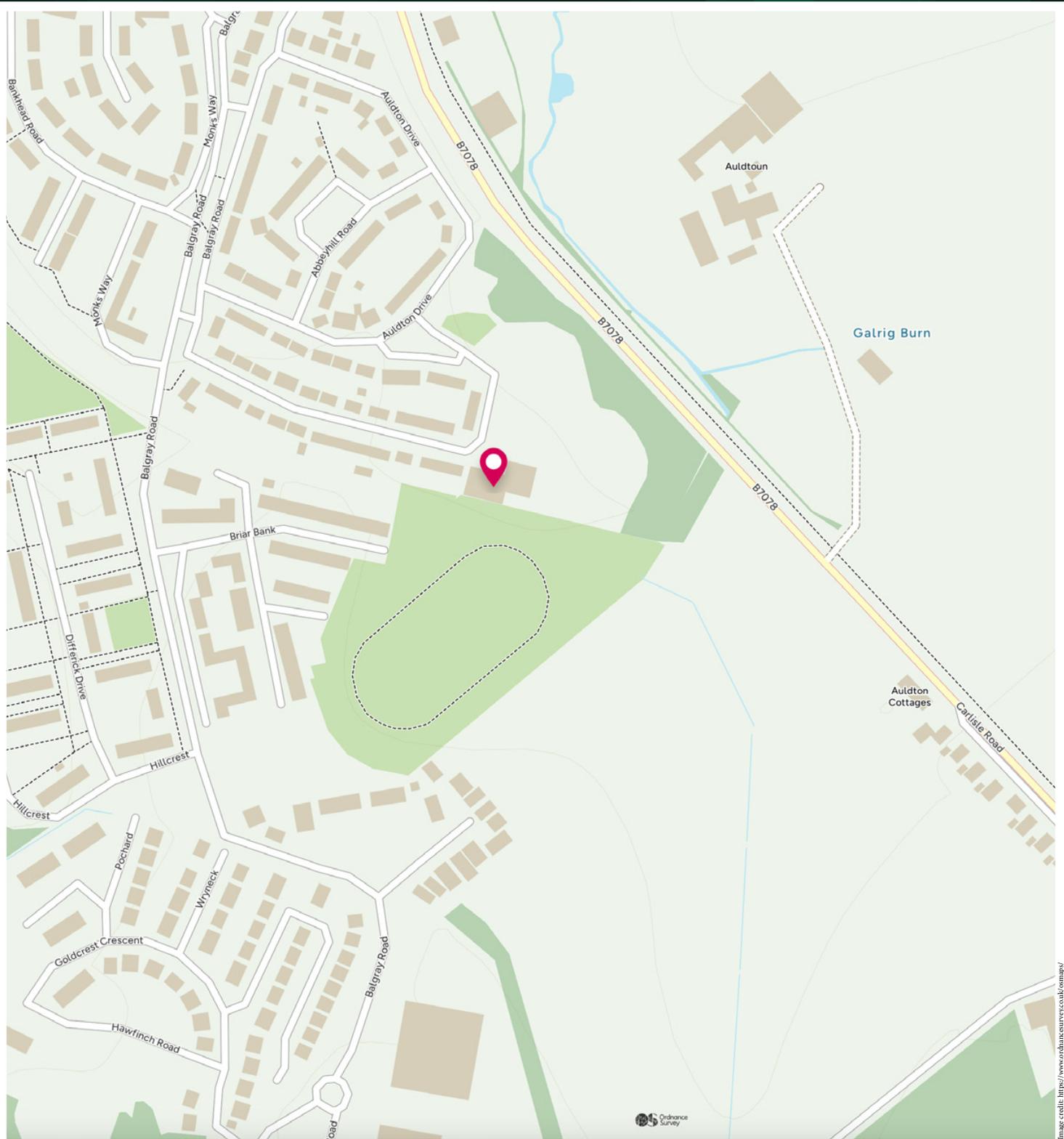


The M74 is convenient and nearby, providing easy access both north and south-bound, with excellent road links to the surrounding towns and cities, including Glasgow and Edinburgh via the M8 motorway. It is also known as Abbey Green or the Gow.

The village offers a wide range of amenities, including the recently opened Tesco store and fuel station, which is complemented by a variety of local businesses - including a post office, two banks, beauty salon, hairdressing salons, florist, gift shop, café/deli, pharmacy, opticians, vets, medical surgery and dentist.



There are two primary schools, Milton Primary, which is in the process of having a new building constructed and Woodpark Primary, which recently moved to new premises. The newly constructed High School hosts the Lesmahagow Sports Facility, which is a multi-purpose sports and leisure centre. The village has a real community feel and active community council which hosts its own Highland Games, agricultural show and Christmas "open doors" evening for residents and visitors.



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