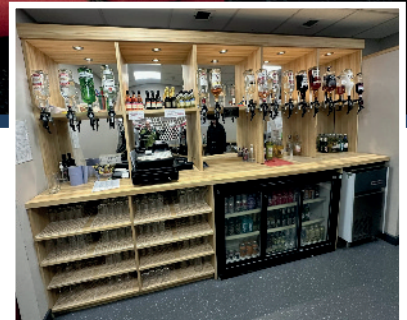
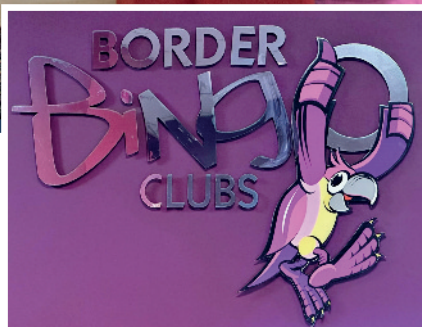


FOR SALE

LEASEHOLD BINGO CLUB

CJ WHITE

ASSOCIATES



PAVILION BINGO CLUB

MARKET STREET, GALASHIELS, SELKIRKSHIRE, TD1 3AF

- TURNOVER FOR THE 3 YEARS ENDING 31 MARCH AVERAGED £472,000
- EBITDA (ADJUSTED) FOR THE 3 YEARS ENDING 31 MARCH AVERAGED £155,000
- AVERAGE WEEKLY ADMISSIONS FOR PAST 12 MONTHS TO 31 MARCH 2026 OF 365
- PROMINENT TOWN CENTRE LOCATION ADJACENT TO TESCO EXTRA
- FREE CAR PARKING
- MAJOR REFURBISHMENT IN 2011

07785 500326

E: COLINWHITE@CJWA.UK

W: WWW.CJWA.UK

LOCATION

The property is centrally located within the town of Galashiels, occupying a prominent position on Market Street, one of the town's primary commercial thoroughfares. Galashiels lies within the Scottish Borders, approximately 33 miles south of Edinburgh, with road connections provided by the A7 and A68, linking the town to Edinburgh and the wider Borders region.

Galashiels benefits from rail services via the Borders Railway, providing regular direct connections to Edinburgh Waverley, with the station located approximately 0.1 miles from the property. The bus station, located adjacent, has regional bus services operating along Market Street providing convenient public transport access.

The surrounding area is predominantly commercial in character, comprising a mix of retail, leisure, residential and civic uses, reflective of Galashiels' role as the principal town within the Scottish Borders. Immediately adjacent to the property is the Pavilion Cinema with the pedestrianised town centre shopping area located close by which includes national occupiers such as Tesco, Asda, Next, Superdrug and Boots, together with a range of independent retailers. Free public car parking for 3 hours is provided in the adjacent Tesco superstore to the rear.

DESCRIPTION

The club forms part of a three storey building with part pitched and part corrugated asbestos roofing and has a part brick and part stone façade. The building is shared with the cinema believed to be arranged on ground, first and second floors and Borders Orthodontics which is housed at ground floor on the opposite side to the bingo club.

It is accessed at ground floor with a prominent entrance from Market Street which is adjacent to the cinema foyer entrance. It also has a second entrance from the rear car park and it is understood that about 50% of the customers use this to access the club.

The club has traded as bingo since the 1960's and was extensively refurbished in 2011 and comprises the following accommodation: -

- Entrance foyer providing reception desk and amusement machine area housing a range of AWP's.
- Double doors lead into the inner lobby area which provides a snug seating area with seating for about 15.

- Bar servery.
- Main club room provides a gently sloping bingo hall with callers stage providing seating for up to 200. There is further capacity for about 50 to be accommodated in the raised lounge areas to the side and rear of the hall.
- Service areas include office, 2 x male, 2 x female and disabled washrooms, store and cooled level cellar.
- Outside smoking area providing seating for up to about 14.

FLOOR AREA

We have been provided with an internal floor layout plan and can confirm that the main bingo hall is 10.52m wide by 21.89m long, a total area of about 230 sq m (2,480 sq ft).

LICENSES

We have been supplied with the summary premises licence which confirms that the company, Border Bingo Clubs Ltd hold a licence for the property that permits its use for bingo.

TENURE

The premises are held on a 21 year full repairing and insuring lease which expired on 1 August 2020. There have been discussions with the landlord who has confirmed that a new lease is available for a term of about 15 years, which will be co-terminus with the adjacent cinema lease, at a rent of £18,000 pa exclusive of VAT rising to £20,400 pa after two years has elapsed.

FIXTURES FITTINGS AND EQUIPMENT

We have been supplied with a schedule of the machine equipment forming part of the sale, which includes 5 x B3; 2 x B4 and 2 Category C gaming machines. There is a cash machine providing change. Unencumbered fixtures, fittings and equipment to be included in the sale as set out in the inventory.

PLANNING

We have assumed that the premises have consent for its current use as a bingo club and that the owner is complying with the planning conditions. Planning enquiries should be made in writing to the local planning authority by prospective purchasers.

RATING

We have checked the rateable value on the Scottish Assessors Association (SAA) Valuation Roll which

CJ White Associates Ltd

10 Denleigh Gdns, THAMES DITTON Surrey, KT7 0YL

M: 07785 500326 **E:** colinwhite@cjwa.uk **W:** www.cjwa.uk

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confirms that the current RV is £18,700 described as bingo hall.

ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate confirms that the property has been assessed as category A which can be provided on request.

SERVICES

The premises are connected to mains gas, electricity and drainage. There is a gas fired heating system with air ducting providing fresh air into the premises controlled from within the club. A fire alarm system is in operation and there is CCTV installed.

BUSINESS

We have been provided with management profit and loss accounts for the years ending 31 March 2024-2026 which are summarised in the table below showing the turnover, gross profit, expenditure, operating profit and EBITDA in £000's.

	31 . 03 . 2024	31 . 03 . 2025	31 . 03 . 2026
Turnover	469	486	456
Gross profit	366	382	352
Expenditure	266	271	284
Operating Profit	100	111	68
Adjusted EBITDA	169	168	128

As can be seen from the table above the turnover has averaged £472,000 over the past 3 years and with the expenditure rising over the past 2 years the operating profit has reduced as a result in 2026. Adjusted EBITDA mirrored the operating profit falling to £128,000 in 2026 and has averaged £155,000 over the past 3 years.

We have adjusted the operating profit in 2026 for bingo duty, which was abolished on 1.4.2026; wages allowance for general manager; directors salaries and pension; rent increase for the new lease; motor and travel and consultancy. This is a sub-total of £60,000 which results in an adjusted EBITDA of £128,000. We can supply the calculations on request.

The business trades on 6 sessions per week opening evenings on Tuesday, Thursday, Friday, Saturday and Sunday with an afternoon session on Saturday. The average admissions are about 365 per week and we are advised the average gross spend per head is about £43.

There is potential to improve the performance of the club in several ways: -

- Relocating and enhancing the range of the amusements to either the mezzanine or to the rear lounge
- Providing food
- Opening for more sessions per week
- Installing tablets or gaming machines into the smoking area
- Providing additional bus transport

The owner currently operates two buses per week from Hawick on Friday and Sunday nights at a cost of £312 per week. The buses transport on average 21 people per week at a fee of £2 each. Further transport could be provided to bolster the admission levels.

ADDITIONAL INFORMATION

Further information can be provided upon request to bona fide interested parties subject to the signing of an NDA.

VIEWING

All viewing appointments to be made through CJWA. Please note that staff are unaware of the sale, and we would ask that under no circumstances they be approached as the matter is strictly confidential.

TERMS

This is a retirement sale, and we have been instructed to seek offers in excess of £250,000 exclusive of VAT, for the leasehold interest to include goodwill, fixtures, fittings and equipment, with stock and floats at valuation, upon completion, subject to contract. Our client has a preference to structure the transaction as a sale of 100% of the share capital in Border Bingo Clubs Ltd.

CONTACT

Colin White on 07785 500 326
Email: colinwhite@cjwa.uk

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