



FALCONER
PROPERTY CONSULTANTS

FOR SALE

Woolpack Inn, Glassford
Square, Tillicoultry, FK13 6AU

FREEHOLD LEISURE INVESTMENT

- OFFERS OVER £150,000
- 1,584 FT²
- LEASED UNTIL 2036 WITH NO BREAK OPTION
- POPULAR HILL WALKING AND TOURIST DESTINATION
- 8.6% INITIAL YIELD
- RENT REVIEW EVERY THREE YEARS TO MARKET RENT WITH MINIMUM 2% ANNUAL INCREASE



LOCATION

Tillicoultry is a town in Clackmannanshire, Scotland. Tillicoultry is usually referred to as Tilly by the locals. One of the Hillfoots Villages on the A91, which runs from Stirling to St. Andrews, Tillicoultry is situated at the southern base of the Ochil Hills, which provide a spectacular backdrop.

There are a variety of shops and restaurants within Tillicoultry as well as Sterling Mills Outlet Shopping Village which provides occupiers such as Nike, Home Bargains, Mountain Warehouse and Sterling Furniture Warehouse.

The subjects are located on the northern side of Glassford Square at its junctions with Lower Mill Street.



DESCRIPTION

The subjects comprise a public house within a two storey building of stone construction with a rendered finish surmounted by a pitched and slated roof.

Internally the ground floor offers bar area together with two further seating areas, storage, cellar and male w.c. The first floor provides lounge/seating area, kitchen and female w.c.

LEASE DETAILS

The property is currently leased at £13,000 per annum to an established operator on a 15 year lease with no break options. The landlord holds a three month deposit of £3,250 with the rent being paid yearly in advance. There will be a rent review every three years with a minimum annual increase of 2% or to market rent whichever is greater.

First rent review will be April 2024 increasing to a minimum £13,796 per annum.

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published May 2022.

FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

147.24m²/1,584ft²

PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Clackmannanshire Council Planning Department.

PROPOSAL

Offers over £150,000 are invited for the Heritable interest.

EPC

A copy of the EPC will be available upon request.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

RATING

Rateable value £14,000.

VAT

All prices, premiums and rents quoted are exclusive of VAT.



VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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