



FALCONER

PROPERTY CONSULTANTS

CORNERSTONE
Business Agents

**MINE ROAD
BRIDGE OF ALLAN
FK9 4DT**

TO LET

- LICENSED FULLY FITTED RESTAURANT
- INITIAL RENT - £40,000 PER ANNUM
- SOUGHT AFTER TRADING LOCATION WITHIN AN AFFLUENT AREA
- 100 INTERNAL COVERS
- FULLY LICENSED OUTDOOR AREA
- SUBSTANTIAL GROUNDS WITH CHILDREN'S PLAY AREA & CAR PARK
- RATEABLE VALUE £18,700

LOCATION

Bridge of Allan is a historic spa town, just north of Stirling easily reachable via the nearby M9 making it a popular commuter town, not just for Stirling but also Perth, Glasgow and Edinburgh. The town is also accessible via the Bridge of Allan railway station which is on the Edinburgh to Dunblane Line.

The town is located alongside the Allan Water with the University of Stirling nearby. The historic Wallace Monument attracts thousands of visitors to the town every year along with Stirling tourist attractions such as Stirling Castle, the Old Town Jail and the site of the Battle of Bannockburn.

The main street has an array of fine Victorian buildings and a wide range of shops, bars and restaurants, many of which are independently owned and well supported by locals and visitors.

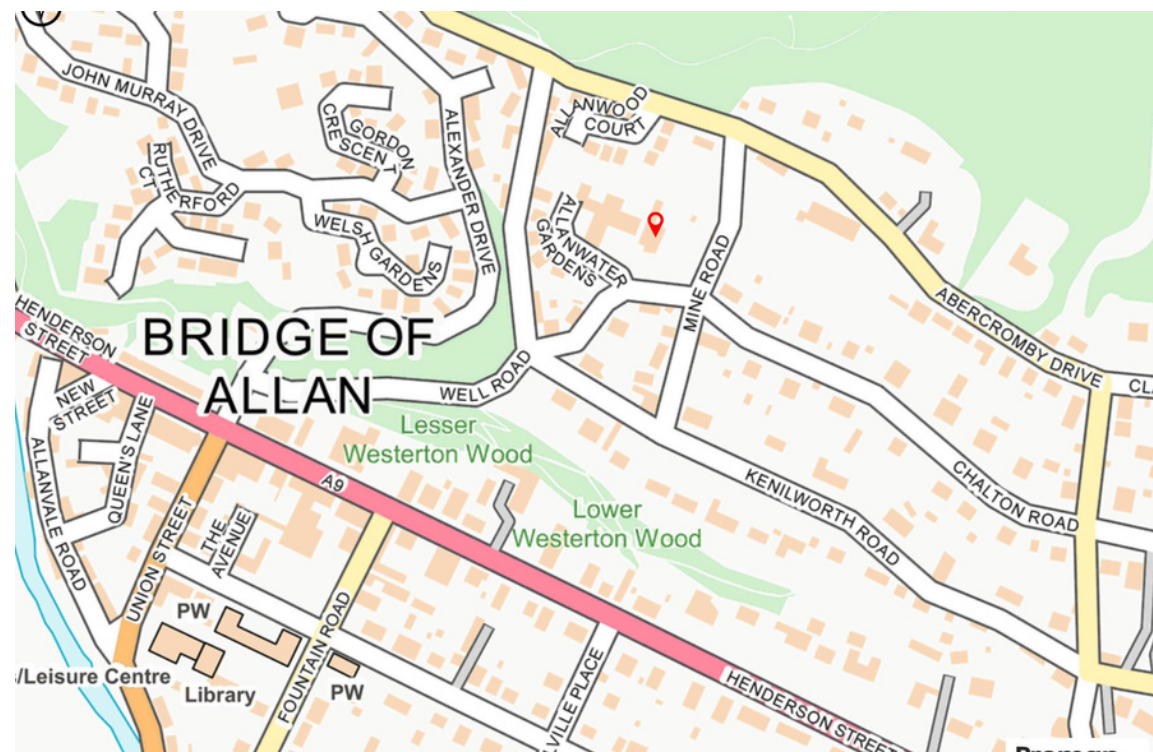
The subjects are located on Mine Road in an elevated trading position just above the town's main street with large levels of private parking.

OPPORTUNITY

This is an extremely exciting and rarely available opportunity in a highly sought after trading location.

The subjects are offered in walk in condition and ready to be enhanced by new enthusiastic and motivated business owners.

This opportunity is likely to suit a variety of different trading styles and international cuisines.



DESCRIPTION

The subjects comprise a fully fitted restaurant within the ground floor of a semi-detached Victorian property surmounted by a pitched and slated roof, with a flat roof conservatory extension to the side.

Internally the property provides an interconnecting bar and restaurant with seating for 100 covers. The main dining room is contained within a glazed conservatory providing good levels of natural light as well as access doors to the fully licensed outdoor seating area.

The kitchen is fully fitted and benefits from mains gas cooking appliances and stainless steel extraction system, prep area, walk in cold stores and separate dishwash area.

To the rear of the restaurant there are separate male and female w.c's.

The restaurant is fully furnished throughout, all fixtures and fittings will remain owned by the landlord but are available for use by the ingoing tenant.

Externally the restaurant benefits from a large car park as well as a children's play area.

The premises benefit from a Premises Licence under the Licensing (Scotland) Act 2005.

TENURE

Our clients are willing to offer a new 10 year FRI lease with an initial rent of £40,000 per annum. Some incentives may be considered depending on tenant covenant. A rental deposit of £10,000 will be required from any ingoing tenant.

Prospective tenants will be required to provide details of their experience and ability to meet rental payments.



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):

257.5m² / 2,772sqft

EPC

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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 sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

VAT

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

PLANNING

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

RATING

The rateable value is £18,700.





DISCLAIMER

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 March 2023.



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**VIEWINGS
AND
FURTHER
INFORMATION**

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