



FALCONER

PROPERTY CONSULTANTS

**THE BRIDGE INN,
10 HIGH STREET,
BONNYBRIDGE
FK4 1DA**

**FOR SALE /
TO LET**

- LICENSED PREMISES WITH CLASS 3
- OFFERS OVER £180,000
- 2,748 FT²
- LEASE FROM £20,000 PER ANNUM
- HIGH LEVELS OF LOCAL TRADE
- FULLY FITTED KITCHEN

LOCATION

Bonnybridge is a small village in the Falkirk council area of Scotland . It is 4.0 miles (6.4 km) west of Falkirk, 5.3 miles (8.5 km) north-east of Cumbernauld and 8.3 miles (13.4 km) south-southwest of Stirling. The village is situated near the Bonny Water which runs through the town and lies north of the Forth and Clyde Canal. To the south-east of Bonnybridge is a well-preserved section of the Antonine Wall, and the remnants of Rough Castle Fort, the most complete of the surviving Roman forts of the wall.

The Bonnybridge settlement area, which includes Banknock, Denny, Dunipace and Haggs has a total population of around 24,370.

The subjects are located on the northern side of the high street between its junctions with Lade Road and the A803.

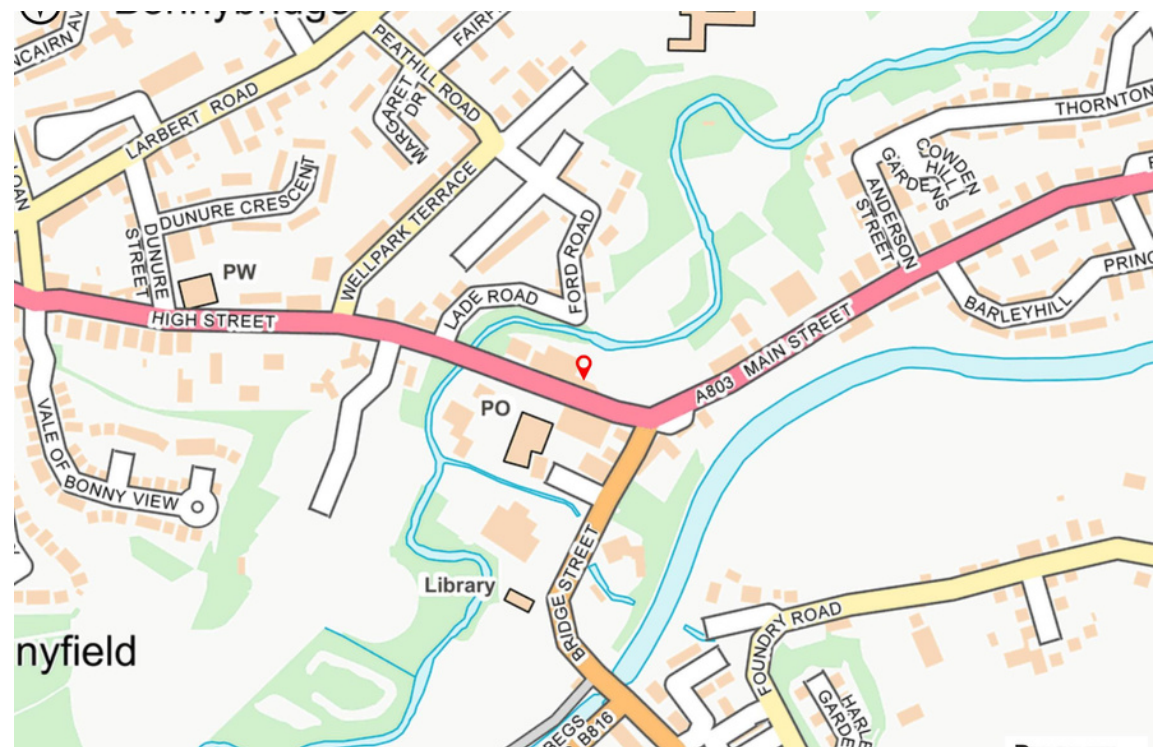
DESCRIPTION

The subjects comprise a public house contained within a single storey building of brick construction with a clad facade. Externally the property benefits from a licensed beer garden to the rear of the property.

Internally the unit provides two separate bars and dining areas which are accessed by two external entrance doors with an internal interlinking door. Each unit has separate male and female w.c's with the left hand unit providing the kitchen and food prep area and the right hand unit contains the cellars.

PLANNING

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



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):

255.3m²/2,748ft²

RATING

Rateable value £23,500.

PROPOSAL

Offers over £180,000 are invited for the Heritable interest.

Lease from £20,000 per annum for a new FRI lease.

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.





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 October 2023.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

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