



# TO LET



**FALCONER**  
PROPERTY CONSULTANTS

**THE CROOK BAR,  
BRIDGE OF ALLAN  
FK9 4NU**

- LEASE FROM £22,000 PER ANNUM
- 1,292 FT<sup>2</sup>
- APPROXIMATELY 45 COVERS
- 3 MONTHS RENT FREE (SUBJECT TO COVENANT)
- PRIME LOCATION
- FULLY EQUIPPED LICENSED BAR / RESTAURANT
- GOOD LEVELS OF NEARBY PARKING



## LOCATION

Bridge of Allan is a town in the Stirling council area in Scotland, just north of the city of Stirling. It lies on the Allan Water, a northern tributary of the River Forth, built largely on the wellwooded slopes of the Westerton and Airthrey estates, sheltered by the Ochil Hills from the north and east winds. Most of the town is to the east of the river; the bridge is part of the A9, Scotland's longest road, while the railway line and the M9 pass to the west of the river. Bridge of Allan railway station is on the Edinburgh to Dunblane Line.

The subjects are located on the northern side of Allanvale Road in close proximity to its junction with Henderson Street.

## DESCRIPTION

The subjects form the lower ground floor of a traditional end terraced four storey property of stone construction.

The restaurant provides seating area incorporating a mixture of traditional table and chairs and more relaxed seating providing 40-50 covers. The floor is of solid wooden construction whilst the walls are exposed stone. The front serving area provides a bar with coffee machine, refrigeration and storage unit.

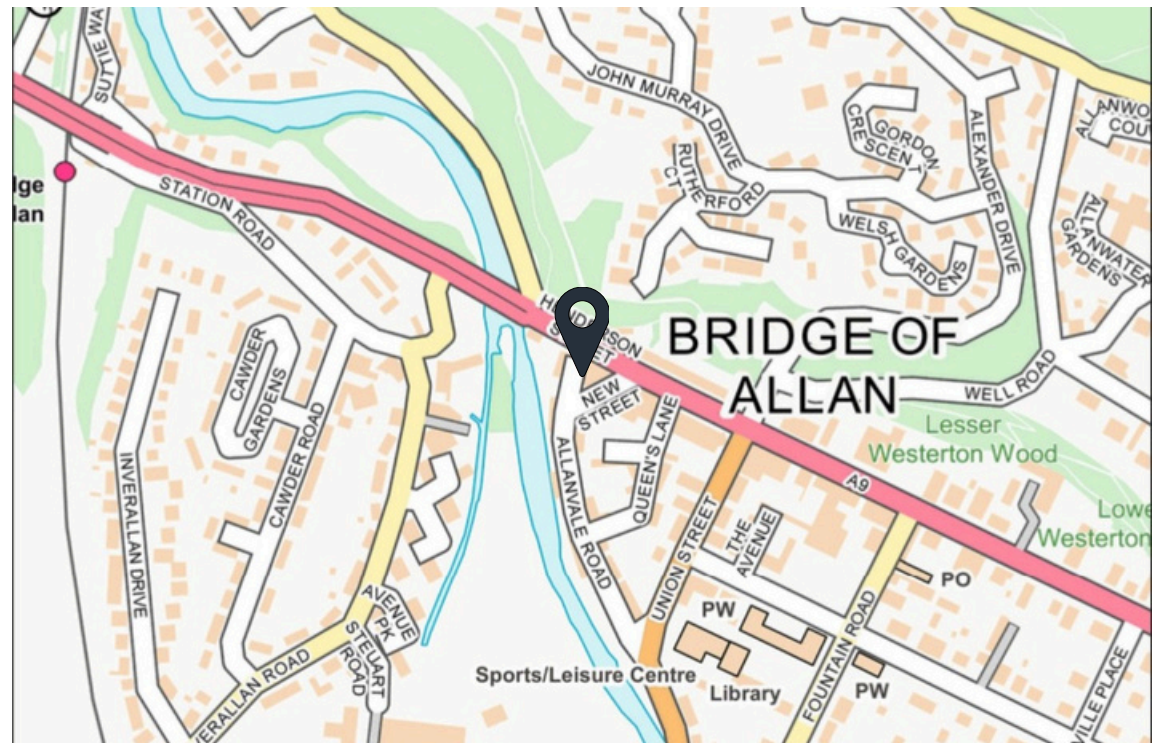
The kitchen area is fully equipped with stainless steel appliances, basins, extraction system and refrigeration.

There are three storerooms and a large cellar which provides 6 pumps, chiller and extractor.

There are separate male and female w.c's provided together with a disabled toilet.

## PROPOSAL

Lease from £22,000 for a new FRI lease.







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## 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 net internal area (NIA):

120m<sup>2</sup>/1,292ft<sup>2</sup>

## PLANNING

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

## RATING

Rateable value £12,000

## EPC

G.

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

## VAT

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







#### DISCLAIMER

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**VIEWINGS  
AND  
FURTHER  
INFORMATION**

Strictly by appointment through the Sole Agent:

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