



TO LET



FALCONER
PROPERTY CONSULTANTS

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

- LEASE FROM £22,000 PER ANNUM
- 1,292 FT²
- 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.

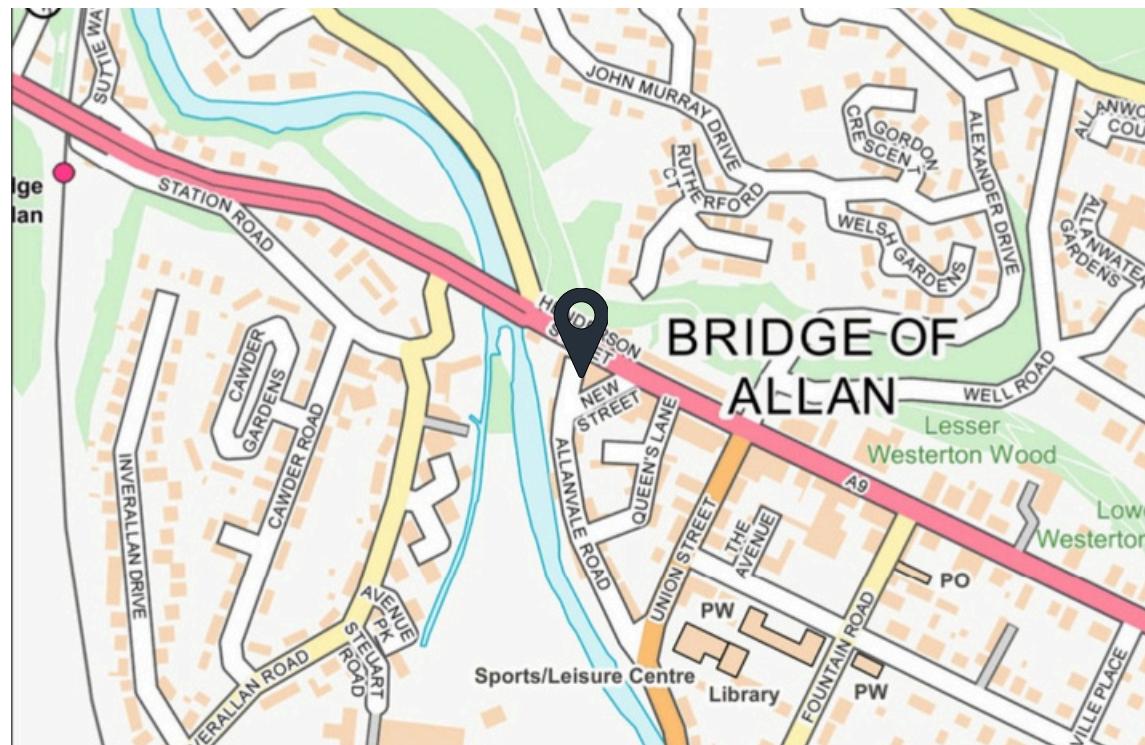
The kitchen area is fully equipped with stainless steel appliances, basins, extraction system and refrigeration.

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.



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):

120m²/1,292ft²

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

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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 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

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 2025.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

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