



41 Friars Street,
Stirling, FK8 1HA

Offers Around £35,000 - Leasehold

- Fantastic Opportunity in Stirling City Centre
- Restaurant & Takeaway
- Recently Refurbished Kitchen
- Outdoor Seating Available

INTRODUCTION

The restaurant is located on a prominent position on the corner of 41 Friars Street, joining with Murray Place in the city centre of Stirling. Stirling itself is known for its historic attractions, such as Stirling Castle, and spectacular scenery. The city has a variety of activities for visitors but also provides a wonderful base for tourists to explore the surrounding towns, villages and stunning countryside.

The Property The restaurant comprising 41 Friars Street is mainly arranged over three floors with basement, a split level trading area at ground floor and first floor space. The property also benefits from a fully glazed frontage.

ACCOMMODATION SUMMARY

The restaurant's accommodation is arranged over basement, ground and first floor and can be summarised, briefly, as follows: -

Public Areas

- Food Servery with Window Dining Area (10)
- Ground Floor Seating Area (15)
- First Floor Seating Area (30)
- Male, Female and Accessible WCs

Service Areas

- Kitchen — Ground Floor
- Commercial Kitchen — First Floor
- Staff WCs
- Various Stores

TRADE

The premises is currently tenanted.

STAFF

TUPE Regulations will apply to all staff, if any.

LICENCE

Premises Licence under the Licensing (Scotland) Act 2005.

SERVICES

Mains gas, electricity, water and drainage.

ENERGY PERFORMANCE CERTIFICATE

The EPC is available upon request.

RATEABLE VALUE/ COUNCIL TAX

41 Friars Street Rateable Value - £23,000 (1st April 2023)

TENURE

Leasehold.

LEASE TERMS

The restaurant is currently let on a Full Repairing Insuring basis for 15-years expiring September 2037. The rent is stepped over 5 years, starting at £25,000pa increasing £1,000pa to £30,000pa with rent reviews on the 5th anniversary of the date of entry, the next rent review will be September 2027.

PRICE

Offers Around £35,000 are invited for the leasehold interest in the property, the trade fixtures, fittings and equipment, together with the goodwill of the business which is to be sold complete as a going concern. Stock in trade to be purchased at an additional price at valuation on the date of entry.

EXCLUSIONS

Personal effects of the vendor. Standard industry items held under lease or lease purchase agreements.



FINANCE/ BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in financing business and property purchases in Scotland and we would be happy to assist with introductions if required.

VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald
233 St Vincent Street, Glasgow, G2 5QY
Email — LT@g-s.co.uk





For any queries or to arrange a viewing, please contact —



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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and/or detailed financial and corporate information will be required before any transaction can conclude.

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: July 2023