

LEASE ASSIGNATION

Wonderful Café Business Located in Stirling City Centre



Café Bella Zena, 27-29 Arcade, Stirling, FK8 1AX

Rent - £10,800 per annum / Ingoing Premium - £17,000

Find out more at
www.g-s.co.uk

- Situated within Stunning Victorian Arcade
- Recently Refurbished Within the Last 2 Years
- Extends to 53.43 Sq M / 575.11 Sq Ft
- Premium Price - £17,000



INTRODUCTION

Café Bella Zena is located within Stirling city centre. 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.

More specifically, the café is located within Stirling Arcade, which has long been an important feature in the city centre, due to its prominent location and two entrances off Murray Place and King Street. The arcade has, in the past, benefitted from an extensive renovation and redecoration programme providing a unique shopping and leisure environment, with fantastic architectural features and contemporary retail and business units.

THE PROPERTY

The café is arranged over the ground floor, with a fantastic fully glazed frontage. The main entrance, accessed from inside Stirling Arcade, opens into the main trading area with seating for 12 covers and a sales/service counter. Located off the main trading area is the staff WC and kitchen/prep area. The café also benefits from seating outside, within the arcade, for 8 covers.

MEASUREMENTS

We have calculated from measurements taken on site the subject extent to the approximate net internal areas: -

Floor	Sq. M	Sq. Ft
Ground	53.43	575.11

TRADE

Trading information provided by the outgoing tenants indicate an annual turnover of c.£50,000 (net).

Further information for the business will be shown to seriously interested parties following a formal viewing.



LEASE TERMS

The subjects are offered on the basis of a lease assignment. The rent is £10,800 per annum on a Full Repairing and Insuring Lease. It is a five year lease from 2021, expiring in 2026. It is understood that there may be an option to extend the lease, however this will require to be negotiated separately between the landlord and ingoing tenant. Any new tenant(s) must be demonstrably capable of fulfilling their obligations under the lease agreement and references will be requested without exception.

PRICE

A premium price of £17,000 is sought for the trade fixtures, fittings, furnishings and equipment, excluding personal items, together with the goodwill of the business.

Stock in trade to be purchased, in addition, at valuation on the date of entry.



EXCLUSIONS

Personal effects of the tenants. Standard industry items held under rental, lease or lease purchase agreement.

FINANCE / BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of 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 or members of staff.



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



To arrange a viewing please contact:



Martin Sutherland
Licensed Trade and Business
Agent

Martin.Sutherland@g-s.co.uk
07768 704 203



Katie Tait
Agent - Hotel + Leisure

Katie.Tait@g-s.co.uk
07500 423 941



1. These particulars are intended as a 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.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

Date published: September 2023

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.