



**ON-SITE 3-BED
OWNERS ACCOMMODATION**

THE HOLLYBANK RESTAURANT
58 Glasgow Road, Stirling

CORNERSTONE
Business Agents



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PROPERTY CONSULTANTS

THE HOLLYBANK
58 GLASGOW ROAD
STIRLING
FK7 0PH

- FOR SALE
- DEVELOPMENT OPPORTUNITY/
RESTAURANT/ HOTEL
- APPROXIMATELY 1.2 ACRE SITE
- SUBSTANTIAL DETACHED BUILDING
- LARGE BEER GARDEN
- FOUR DOUBLE BEDROOMS WITH EN-
SUITES
- SEPERATE THREE BEDROOM DETACHED
HOUSE
- CAR PARKING FOR OVER 70 CARS

LOCATION

Stirling is a city in central Scotland. Stirling is a centre for local government, higher education, tourism, retail, and industry. The 2011 census recorded the population of the city as 45,750; the wider Stirling council area has a population of about 91,000. The City is reputed to be the third fastest growing area of Scotland in terms of population.

A major new regeneration project on the site of the former port area and the former Ministry of Defence site, adjacent to Stirling Railway Station, is currently underway. Known as Forthside, it has the aim of developing a new waterfront district linked to the railway station via a new pedestrian bridge.

Stirling is well located in central Scotland being almost equidistant between Glasgow, Edinburgh and Perth. The city benefits from good transport links to include a mainline railway, bus depot and easy access onto the Motorway network.

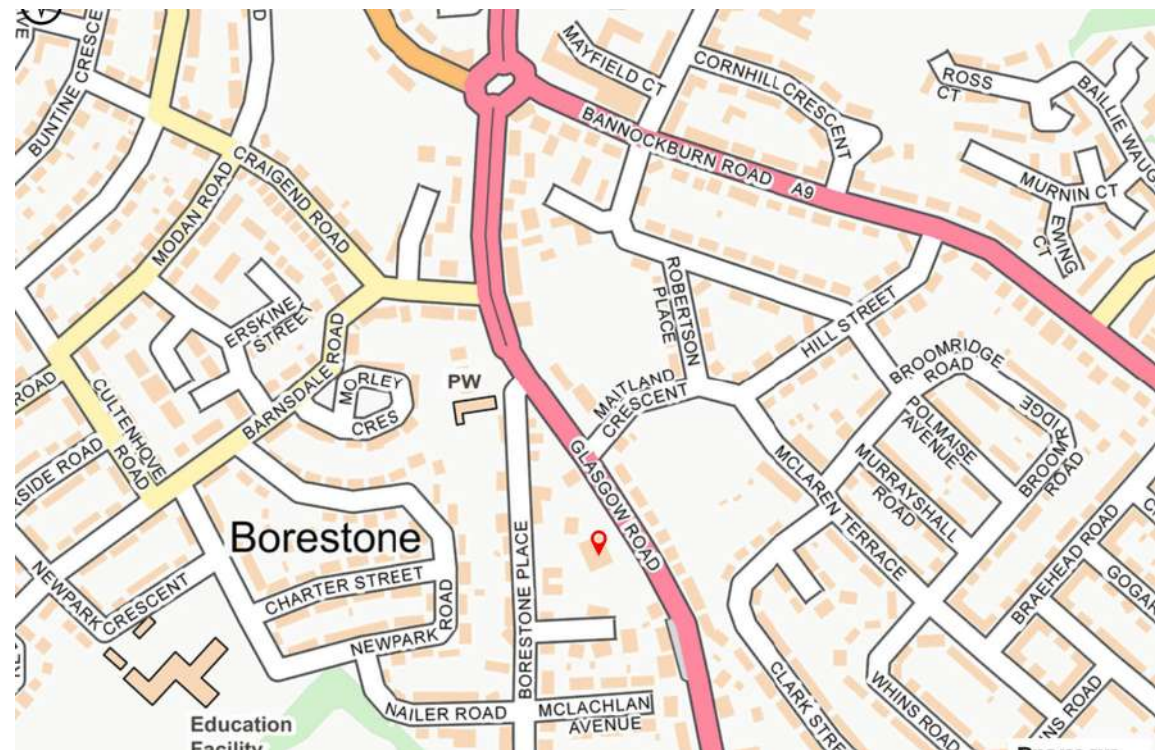
The subjects are located on the western side of Glasgow Road one of the main arterial roads through Stirling.

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):

Restaurant -
Ground floor: 474.8m²/5,111ft²
First floor: 173.9m²/1,872 ft²

Total site: we have estimated the total site area to extend to approximately 1.2 acres. Within the grounds is a detached 2-storey residential dwelling providing 3 bedrooms.



DESCRIPTION

The subjects comprise a substantial detached 1.5 storey building of traditional stone construction surmounted by a timber framed and pitched roof overlaid in slate. The property benefits from various extensions to include two conservatory style projections and flat roofed single storey extension. Within the grounds is a detached two storey residential dwelling of brick construction surmounted by a pitched and tiled roof. The remainder of the grounds include large carpark providing space for approximately 70 spaces, beer garden area and additional garden grounds. The total site extends to approximately 1.2 acres and offers good expansion or potential development space.

Internally, the subjects provide the following:

Hollybank Restaurant: Large restaurant area providing approximately 120 covers, public bar, large fully fitted kitchen with good range of appliances and walk in chill, secondary sweet kitchen and separate male, female and accessible w.c. The first floor provides 4 ensuite bedrooms which have not been in use for a number of years and staff changing/laundry area.

THE BUSINESS

The restaurant has been operated by the same owners since 1991 trading as The Hollybank. The business has focused on food and beverage sales over the past decades and has performed consistently well. We believe that there is good scope to increase turnover and profit. The 4 letting bedrooms have not been utilised and could be refurbished and used to offer accommodation. Profit and Loss accounts can be provided to seriously interested parties.

The Subjects are available as an operational entity or vacant possession.

PROPOSAL

Offers over £550,000 are invited for the Heritable freehold interest.





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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.

PLANNING

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

RATING

Rateable value £43,000.





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**

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