

**FOR SALE**  
**FULLY FITTED CAFÉ/RETAIL PREMISES**

**THE IVY TEA ROOM**  
**68 SOUTH STREET, BO'NESS, EH51 9HA**

- Fully fitted café premises
- Prominent town centre location
- Offers in the region of £100,000 are sought





**LOCATION:**

The subjects are situated on the Southern side of South Street to its Eastern end, forming part of Bo'ness main town centre.

The immediate surrounding area comprises a variety of commercial and residential uses with nearby commercial occupiers including Bo'ness Spice Restaurant, Mobile Tech and Vape, several hairdresser's properties, a florist and book shops.

Bo'ness comprises an established town within Falkirk District, with a population of circa 15,000 persons, lying astride the A904 road route on the Southern banks of the River Forth. The town is located approximately 10 miles to the East of Falkirk and around 18 miles from Edinburgh city centre.

The town's position within the Central Belt ensures that Bo'ness benefits from excellent road communication links with Junctions 3 and 5 of the M9 motorway lying to the Southeast and Southwest respectively. This has ensured that the town has become a popular commuter location, particularly for the Edinburgh market, given its ease of accessibility to the capital, and this has resulted in a number of housing developments over recent years.

The location of the subjects is shown on the appended plan.

**DESCRIPTION:**

The subjects comprise fully fitted café premises which we are advised by the owners have the benefit of Class 3 consent. The property forms the ground floor of a two storey property which is of stone and brick construction and surmounted by a pitched and slated roof.

The retail frontage to South Street comprises a central recessed entrance door which is protected externally by double leaf timber storm doors and there are three timber framed display windows.

Internally the subjects are presently arranged to provide the main café area, to the righthand side of which is the kitchen and serving area. Located to the rear are ladies and gents toilets as well as storage and staff toilet facilities.

The subjects benefit from:-

- Seating for 32 covers
- Chilled display counter
- Main serving counter
- Fully fitted kitchen

**ACCOMMODATION:**

We would summarise the accommodation as undernoted:-

Net Internal Area - 102.46 sq.m. (1,103 sq.ft.)

**RATEABLE VALUE:**

Having regard to the Assessor's website we note that the subjects are entered in the current Valuation Roll at Rateable Value £14,600.

**IMPORTANT NOTE**

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
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**PRICE:**

Offers over £100,000 are invited for the benefit of our client's feudal equivalent interest.

**VAT:**

All figures quoted are exclusive of any VAT which may be chargeable.

**VIEWING:**

Strictly by appointment through the sole letting agents.

**EPC:**

A copy of the Energy Performance Certificate (EPC) can be made available on request.

**OFFERS:**

All offers should be submitted in strict Scottish legal form to this office:-

Unit 6A,  
Callander Business Park  
The Courtyard  
Falkirk  
FK1 1XE

Tel: 01324 628321  
Fax: 01324 612147

E-mail:  
michael.mcintyre@dmhall.co.uk  
juliet.robertson@dmhall.co.uk

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

**LEGAL EXPENSE:**

Each party will be responsible for the payment of their own legal costs. The incoming tenant will be responsible for the payment of any LBTT, registration dues and VAT incurred.

Reference: ESA#

Date of publication June 2023





