



FOR SALE
FULLY FITTED RESTAURANT AND BAR

THE UNICORN INN
15 EXCISE STREET, KINCARDINE, FK10 4LN

- Recently refurbished and well presented Restaurant and Bar in walk in condition
- Beer Garden and Parking
- Circa 45 covers with additional 24 covers in private function/dining room
- Located in Kincardine Town Centre
- Offers in the region of £225,000 are sought

LOCATION:

The subjects are situated on the Western side of Excise Street within Kincardine town centre in a mixed residential and commercial location.

Kincardine is situated on the Northern banks of the River Forth, lying astride the A876 road route approximately eight miles to the North East of Falkirk and five miles South East of Alloa.

Kincardine is a popular commuter location due to its good road links, with Junction 3 of the M876 situated approximately two miles to the South West of Kincardine, connecting with the M9 and M80 Motorways.

The town has a population of circa 3,000 persons and provides the typical range of local amenities for a town of this size.

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

DESCRIPTION:

The subjects comprise fully fitted restaurant and bar premises formed within a two storey and attic property which dates from the 17th Century and which was original a coaching inn. The original property has been extended to the rear by means of a two storey extension.

Situated to the side of the building is a paved beer garden and adjacent are four private parking spaces.

Internally the ground floor is arranged to provide the bar and restaurant with booths and freestanding tables and chairs. There are also customer toilets. The first floor provides a private dining/function room, fully fitted kitchen and prep areas, customer and staff toilets. The attic level provides storage accommodation.

The subjects benefit from:-

- Seating for 45 covers at ground floor and 24 covers in private dining/function room.
- Recently refurbished customer facing areas.
- Fully fitted kitchen
- Beer Garden
- Private Parking

ACCOMMODATION:

The property has been measured in accordance with the RICS Code of Measuring Practice and the following area has been calculated :-

Gross Internal Area - 298.95 sq.m. (3,757 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 £14,900.

LICENCE:

The property benefits from a Premises Licence under the Licencing (Scotland) Act 2005.

PRICE:

Offers over £225,000 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,
Callendar Business Park

The Courtyard

Falkirk

FK1 1XE

Tel: 01324 628321 Fax: 01324 612147

E-mail: juliet.robertson@dmhall.co.uk
michael.mcintyre@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: ESA3135

Date of publication August 2023





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