



The Colonial, 250 Grahams Road, Falkirk, FK2 7BH

- Very well established wet led public house
- Same family ownership for over 30 years
- Presented to high standard and supported well locally
- Public bar, games room, enclosed beer garden and parking
- External access to 2 flats – for sale at separate negotiation
- Additional planning for 5 apartments- separate negotiation
- Prominent location close to town centre & train station
- EPC Rating G

Offers in the region of £280,000

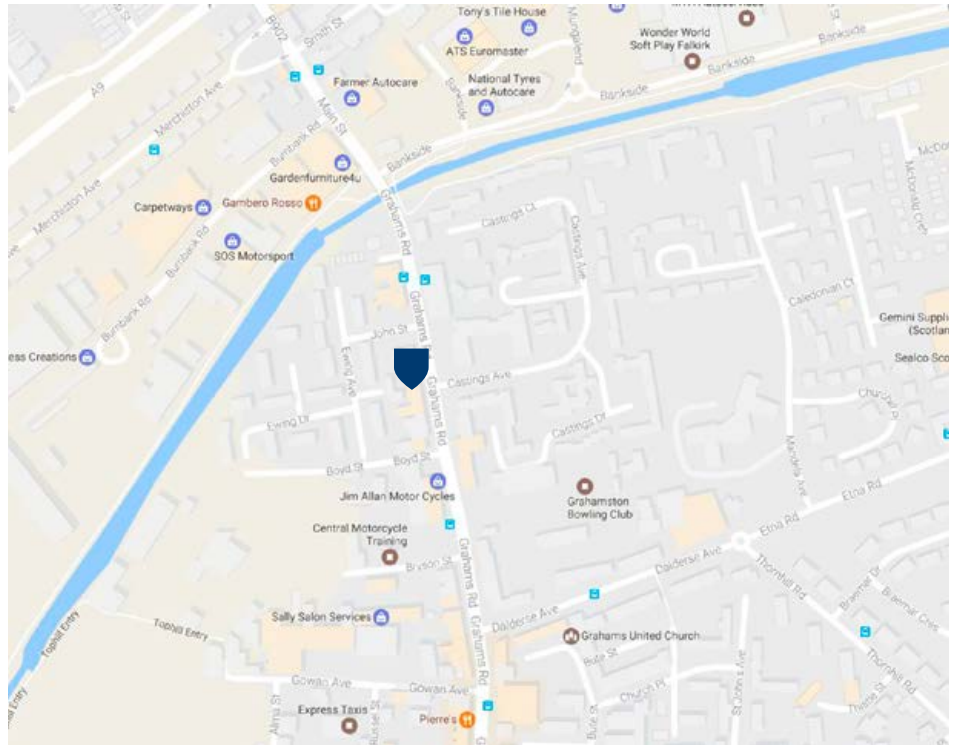
LOCATION

The Colonial occupies a prominent corner trading location on Grahams Road, which is the main road through the bustling town of Falkirk, surrounded by an abundance of local and high street amenities.

Falkirk is a popular commuter town, accessed via the M9 and M80, located within Scotland's central belt. It is regarded as the administrative centre for the Falkirk Council area which includes surrounding towns like Grangemouth, Bo'ness and Stenhousemuir. Both Falkirk High and Falkirk Grahamston train stations are also close to The Colonial.

The town lies at the junction of the Forth & Clyde Canal and the Union Canal and is home to some of Scotland's finest and most popular tourist attractions including the Falkirk Wheel and the world famous Kelpies. Stirling Castle, Bannockburn Heritage Centre and the Wallace Monument are also close by.

Glasgow & Edinburgh are within 20miles and 23miles respectively.



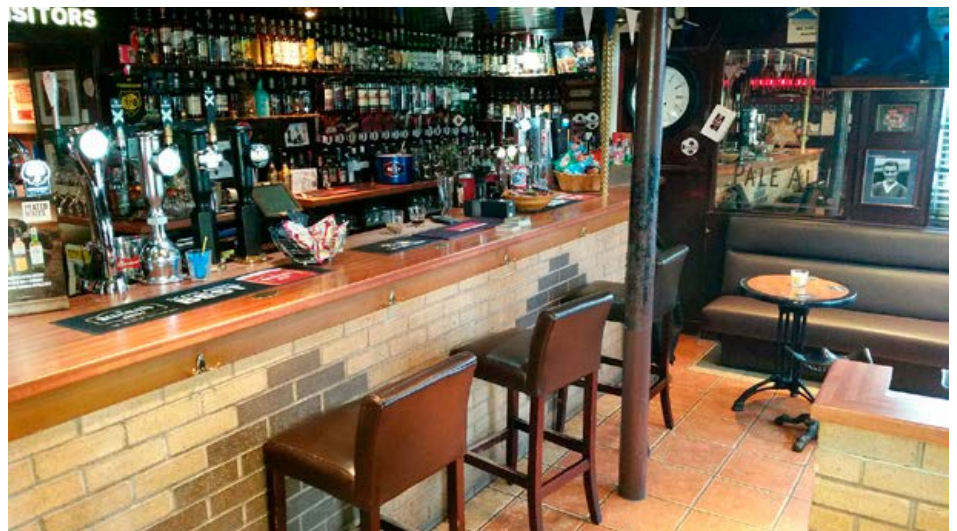
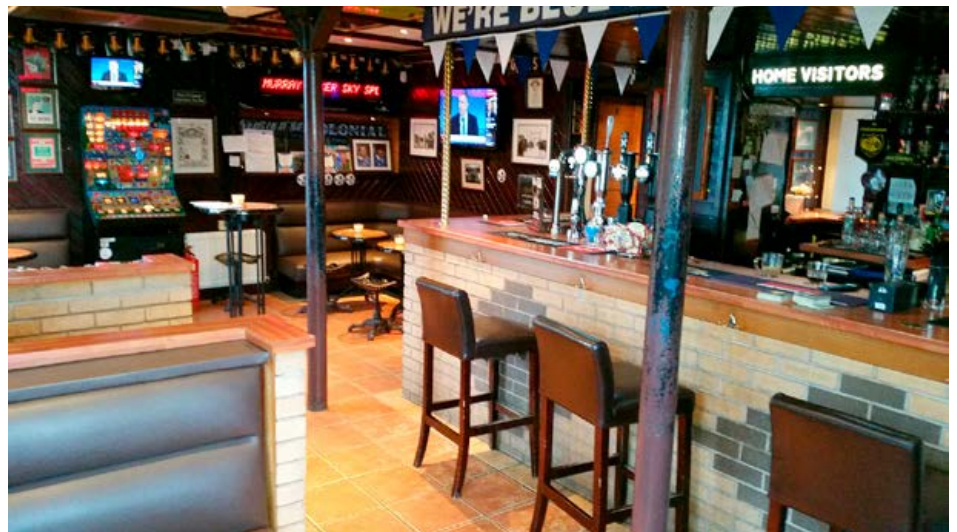
PROPERTY

The Colonial is instantly recognisable due to its corner location and well-presented white washed façade. The property is presented to a high standard both internally and externally ensuring very little, if any, Capex required. Split over 2 levels and extended to the rear, the public house trades on the ground level with a separate access to the flats on the first floor. The flats are held on a separate title and are for sale at separate negotiation. Further benefits include CCTV throughout, parking and a private enclosed smoking/beer garden to the rear.

INTERNAL DETAILS

Public Bar – Directly accessed from Grahams Road the public bar is very well presented, welcoming and bright. Fairly traditional in its design with a well-stocked gantry and feature brick built bar with polished wood counter incorporating polished brass fittings. The bar also serves the games room via a service hatch in the wall. Seating by way of fixed perimeter benches, free standing tables and chairs and bar stools set upon tiled flooring. The bar has an affinity with Falkirk football club and the walls are covered in historic photos and memorabilia making for a very relaxing atmosphere. The bar also includes 5 flat screen televisions, gaming machine and air conditioning.

Games Room – Located to the rear of the public bar and accessed internally via the hall which leads to the toilets and smoking area/ beer garden or externally via the car park at the side. Again fitted to a high standard with tiled flooring, pool table, large flat screen



television on one wall, juke box and varying comfortable seating including a sofa and bar stools. Varying football memorabilia on the walls.

ANCILLARY AREAS

- Male & Female toilets
- Cleaning store (includes a small kitchenette area for staff)
- Drinks store
- Cellar with split level storage
- External enclosed smoking area/beer garden

ADDITIONAL INFORMATION

Located above the pub are 2 good sized flats. Both currently let out, they are accessed only via a private staircase from the car park. In addition, there is a large office space, currently used by the owner. It is thought that this area could be adapted better to give two bigger flats if the office area was incorporated. The first floor is held on a separate title and will be sold by separate negotiation. Further information will be discussed during viewing with interested parties.

Our client also has planning in place for 5 apartments and parking within the car park to the side of the pub, this is also held on a separate title and can be sold by separate negotiation, if required.

Surveys have been carried out for each of the above, details of which can be discussed with interested parties.

THE BUSINESS

Having been in the same ownership for over 30 years, The Colonial has built up an excellent reputation as being one of the finest bars in the area. Very much a "locals" bar the pub benefits from ample repeat trade and is very supportive of the area. Run under an experienced manager with a further 4 employees which enables the pub to be operated to suit the owner's requirements and trade effectively without having to be on site apart from one night a week.

A lot of time and effort has gone back into the pub keeping it in very good condition and ensuring a welcoming and pleasing atmosphere at all times. The business has remained very steady over the years and although purely wet led, there is potential to possibly introduce food if required. Free of tie the pub currently does in the region of 300 barrels.

In terms of events, every Monday night there is a Poker evening which is always well attended with an additional night now being held once a month on a Sunday due to increasing numbers. There is also a karaoke once a month on a Friday night.



During the football season the pub runs a bus for the Falkirk Fc supporters club and one of the local football team uses the pub on a Saturday after games, pie and beans or soup is usually on offer.

It is due to a carefully considered exit strategy/potential retirement from the licensed trade that our client has decided to place the pub openly for sale. Having never been on the market in 30 years the sale of The Colonial offers an ideal and exciting business opportunity for a private multiple operator or for a single asset family run operation looking for a busy, well presented, free of tie pub, with scope to grow even further.

TRADING INFORMATION

Accounting information and barrelage details will be given to seriously interested parties, after formally viewing the business.

BUSINESS RATES

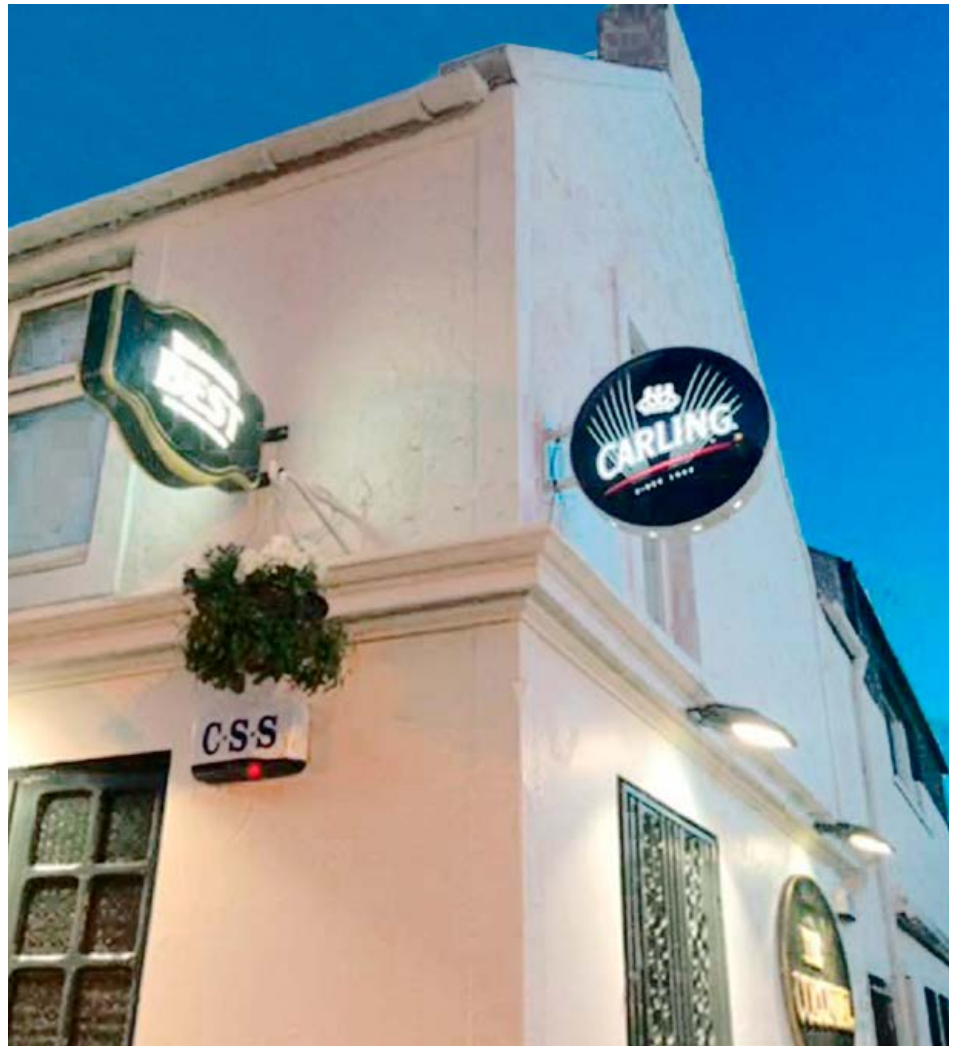
Proposed rateable value from 1st April 2017 is £17,400.

LICENCES

The business trades with the benefit of a full premises licence.

EPC

A copy of the Energy performance Certificate is available upon request. The rating is G.



Smith &
C lough
BUSINESS ASSOCIATES

Viewing & Further Information

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