



**RESTAURANT  
INVESTMENT**

**DM HALL**  
CHARTERED SURVEYORS



# FOR SALE

52 Port Street, Stirling, FK8 2LJ

Prominent City Centre Restaurant

Let until 21/12/2024

Passing rent £37,500 per annum exclusive

Offers of £375,000 invited



dmhall.co.uk

**Commercial Department**  
Unit 6a, The Courtyard, Callendar Business Park  
Falkirk FK1 1XR 01324 628321

**LOCATION:**

The subjects occupy a prominent position on Port Street in close proximity to its junction with Dumbarton Road, the heart within Stirling Town Centre.

The property forms part of Stirling's principal commercial Centre with nearby occupiers including Boots Pharmacy, B-Spoke Property and The Filling Station.

Stirling itself comprises an important town within Central Scotland lying upon the banks of the River Forth approximately 26 miles north east of Glasgow and some 30 miles north west of Edinburgh. The City forms the main administrative centre for the surrounding district providing extensive retail, leisure and local Government facilities having a resident population of over 36,000 people at the 2011 census.

The city's position ensures that Stirling benefits from excellent communication links with the M9 motorway lying immediately to the west. In addition Stirling Station provides direct rail links to Edinburgh, Glasgow and the north.

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

**DESCRIPTION:**

The subjects comprise a ground floor restaurant which is contained within a 4 storey and attic building of traditional stone construction. The property is contained under a pitched and slated roof.

The retail frontage comprises double timber/glazed entrance doors together with a series of display windows. Internally the property is arranged to provide a main restaurant area with bar service together with an ancillary seating area, rear kitchen section, staff room, locker room and ladies/gents toilet facilities.

**ACCOMMODATION:**

We calculate that the subjects extend to the following area:-

Net Internal Area - 257.29 sq.m. (2769 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 £34,500.

**LEASE TERMS:**

The subjects are let to BXY Trading Ltd under a 10 year full repairing and insuring lease from 22/12/2014, incorporating rent reviews on a 5 yearly basis. The current passing rental is £37,500 per annum exclusive and the tenant has the option to break on the 21/12/2019.

**PRICE:**

Offers of £375,000 are invited for the benefit of our client's absolute ownership.

**VAT:**

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

**VIEWING:**

Strictly by appointment through the sole selling agents.

**OFFERS:**

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

DM Hall LLP Chartered Surveyors  
Unit 6A, The Courtyard  
Callendar Business Park  
Falkirk  
FK1 1XR

Tel: 01324 628321 Fax: 01324 612147

E-mail: [michael.mcintyre@dmhall.co.uk](mailto:michael.mcintyre@dmhall.co.uk)  
[falkirkproperties@dmhall.co.uk](mailto:falkirkproperties@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.

**DATE OF ENTRY:**

By agreement.

**EPC:**

A copy of the EPC can be provided on request however, the rating is G.

**LEGAL EXPENSES:**

As is normal each party will bear their own legal costs with the incoming tenant being responsible for the payment of any VAT, stamp duty and registration dues.

**DATE OF PUBLICATION**

October 2018

**IMPORTANT NOTE**

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