

TO LET

Public House / Restaurant

1 Corn Exchange Road, Stirling, FK8 2HX



- Prominent city centre position
- High footfall
- Bar / Restaurant with public house consent
- Approximately 923.00 sq m (9,935 sq ft)
- Popular licensed trade location

VIEWING & FURTHER INFORMATION:

Paul Carr
p.carr@shepherd.co.uk

Stewart Gorman
Stewart.gorman@shepherd.co.uk

11 Gladstone Place
Stirling
FK8 2NN

T: 01786 450438
F: 01786 465063

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LOCATION

Stirling is the main city within the central belt of Scotland with a population of 45,000. The city benefits from good transport links via the M80/M9 and a main line railway located approximately 5 minutes from the subjects by foot.

The subjects are situated in a highly prominent corner position within Stirling's busy nightlife area. The building is also partially on one of the main retailing thoroughfares in the city and only a short distance from the Thistle Marches shopping centre and the prime retailing part of the city centre.

DESCRIPTION

The subjects comprises a grade B listed stone building situated over 3 floors plus attic. A modern single storey extension has been constructed to the rear providing additional bar/ dining area accommodation. The ground floor is fitted out in a modern style and incorporates 2 mezzanine seating areas, a kitchen and substantial open plan bar / dining area. There are customer entrances from both Corn Exchange Road and King Street.

ACCOMMODATION

Floor	Accommodation	Area (sq m)	Area (sq ft)
Ground & Mezzanine	Bar, restaurant and kitchen	391.00	4,208
First	Kitchen beer cellar and office, toilets	226.00	2,433
Second	Offices/storage	226.00	2,433
Total		923.00	9,935

RENT

On application

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £106,000 per annum.

EPC

G

VAT

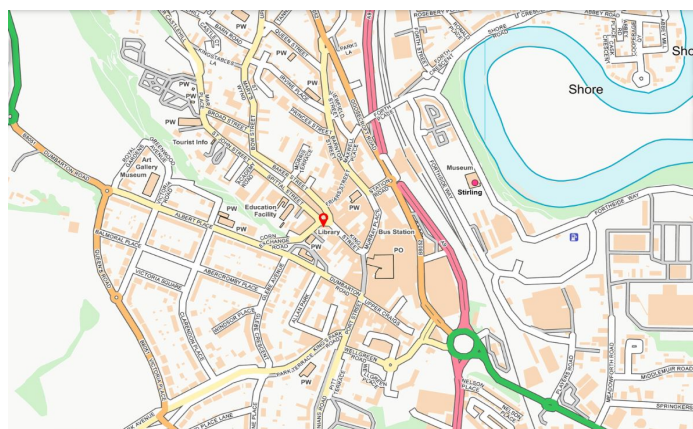
Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

Legal Costs

Each party to bear their own legal costs in connection with the transaction.

MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, a minimum of, proof of identity residence and proof of funds for the purchase, before the transaction can proceed.



VIEWING

For further information or viewing arrangements please contact the sole agents:

A 11 Gladstone Place, Stirling FK8 2NN
T 01786 450438
F 01786465063

Email Paul Carr – p.carr@shepherd.co.uk
Stewart Gorman – stewart.gorman@shepherd.co.uk

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