



## Licensed Café / Bistro

44 King Street, Stirling FK8 1AY

### Location

Stirling is widely regarded as one of the busiest and most popular tourist and business locations in Scotland. The city benefits from a central location within Scotland and provides easy access to all major business centres throughout the country via road and rail.

The subjects are situated on King Street in a prominent location close to its junction with Baker Street and Friar Street, providing an excellent secondary trading location within Stirling City Centre. The premises are on the general route taken by visitors to Stirling's main tourist attraction, Stirling Castle.

There are a number of bars, coffee shops and restaurants locally including Wetherspoons 'Crossed Peels' Bar, Meraki, Brew Dog, The Ground House Coffee Shop, Monterray Jacks Bar / Restaurant, Corn Exchange and Cape.

### Description

The subjects comprise a unit on the ground floor of a 4-storey building of stone construction with a pitched roof covered in slates.

The premises benefit from extensive modern glazed return frontage. Internally the premises provide a bar servery area, a mix of loose seating and perimeter seating together with customer toilets.

### Floor Area

According to our calculations, the subjects extend to the following approximate net and internal area:

Ground Floor	40.83 sq m	439 sq ft
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### Rent / Terms

Offers over £14,500 per annum.

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

### Business Rates

RV £13,200  
Payable £6,336 pa (2018/19)

The premises qualify for 100% Rates Relief under the Small Business Bonus Scheme.

### Planning / Licence

The premises benefit from Class 3 (restricted) Consent for use as an American style bistro/café. A Premises Licence is held for the sale of alcohol.

### Energy Performance Certificate

A copy of the EPC can be provided upon request.

### Legal Costs and VAT

Each party shall be responsible for their own legal costs. The purchaser shall be liable for Land and Buildings Transaction Tax and VAT incurred.

### Viewing

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Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. August 2018.