

## To Let

### RESTAURANT PREMISES

2 Inverallan Road,  
Bridge of Allan,  
FK9 4JA



202.70 sq m  
2182 sq ft



# Property Details

- Attractive restaurant premises
- Sought after location
- Rare leasing opportunity
- Well-presented throughout
- Internal repairing and insuring terms
- Dedicated parking

## LOCATION:

The subjects lie on the western side of Inverallan Road, at its junction with Station Road, towards the western periphery of Bridge of Allan town centre.

Bridge of Allan itself represents an established, affluent town within central Scotland, lying immediately to the north of Stirling, the main administrative centre for the surrounding district.

The town benefits from a typical range of shopping, educational and social facilities as well as convenient access to the wider central belt by means of the M9 which lies immediately to the west. In addition, Bridge of Allan benefits from a main line railway station.

In terms of the subjects themselves the property occupies a corner position at the junction of Inverallan and Station Roads, within an area of mixed residential and commercial usage.

Nearby occupiers include Executive Golf & Leisure, DM Hall Chartered Surveyors and Ness Plant.



# Property Details

## DESCRIPTION:

The subjects comprise a former public house premises which has been most recently utilised as a restaurant, arranged over the ground floor of a one storey and attic stone built premises which is contained under a pitched and slated roof, incorporating dormer windows. The original building has been extended on several occasions, these projections being largely single storey in height and of various traditional constructions, contained under a variety of pitched/slated and flat felt clad roofs.

Internally the subjects are currently arranged to provide a reception area, main restaurant with private dining area to the rear, kitchen, preparation, toilet and associated support sections.

The property is finished to a good quality standard throughout and benefits from the following features:-

- Open fireplace with feature stone wall
- Well-presented restaurant/dining area with parquet floor
- Vinyl floor coverings throughout kitchen and preparation areas
- Wipe down wall linings in kitchen and preparation areas
- Under floor heating system
- Attractively finished customer toilets.

## ACCOMMODATION:

We would summarise the accommodation as undernoted:

Net Internal Area — 202.70 sq m 2182 sq ft

**DM HALL**



Regulated by  
**RICS**

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

## LEASE TERMS:

The subjects are available on internal repairing and insuring terms for a period to be negotiated incorporating rent reviews at appropriate intervals.

## RENTAL :

Offers of £20,000 per annum exclusive are sought.

## NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £8,500 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

## LEGAL COSTS:

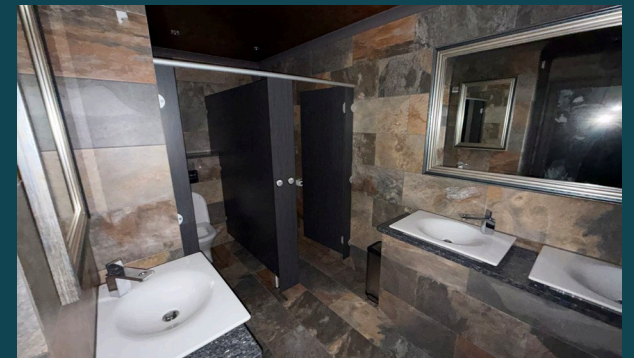
Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT:

All prices quoted are exclusive of VAT which may be chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents:-



# Make an enquiry

Juliet Robertson

Michael McIntyre

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**DM Hall Commercial Department**

**DM Hall, Unit 6a The Courtyard, Callendar  
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