

Falkirk - 43 Vicar Street, Stirlingshire FK1 1LL
Large Restaurant to Rent



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Falkirk - 43 Vicar Street, Stirlingshire FK1 1LL

Large Restaurant to Rent



Property Features:

- Comprises large ground floor restaurant
- Property benefits from having an alcohol license
- Provides open plan bar/restaurant area with c. 120 covers, and additional private dining area c. 40 covers.
- VAT is applicable to this property
- Available on a new lease with flexible terms
- Situated within short walk from Falkirk Train Station.
- Occupiers nearby include Slater Hogg and Howison Estate Agents, Belvoir Lettings and many more.

Property Description:

Comprises ground floor restaurant, which forms part of a three-storey sandstone building. Internally the premises are arranged to provide the main bar/restaurant area, private dining room and kitchen, together with appropriate storage, staff toilet and support accommodation.

Ground Floor Restaurant: 333 sq m (3,585 sq ft)

Open plan bar/restaurant area, private dining, full kitchen, staff rooms



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £1,153.85 + VAT per week (PCM: £5,000 + VAT)

Deposit: £15,000 (3 Months)

Rateable Value:

Rateable Value - £33,750 p.a.

Rates Payable - £9,700 p.a. *

Rates payable includes Scotland's national relief for licensed hospitality and music venues.

EPC:

The property benefits from a C Rating. Certificate and further details available on request.



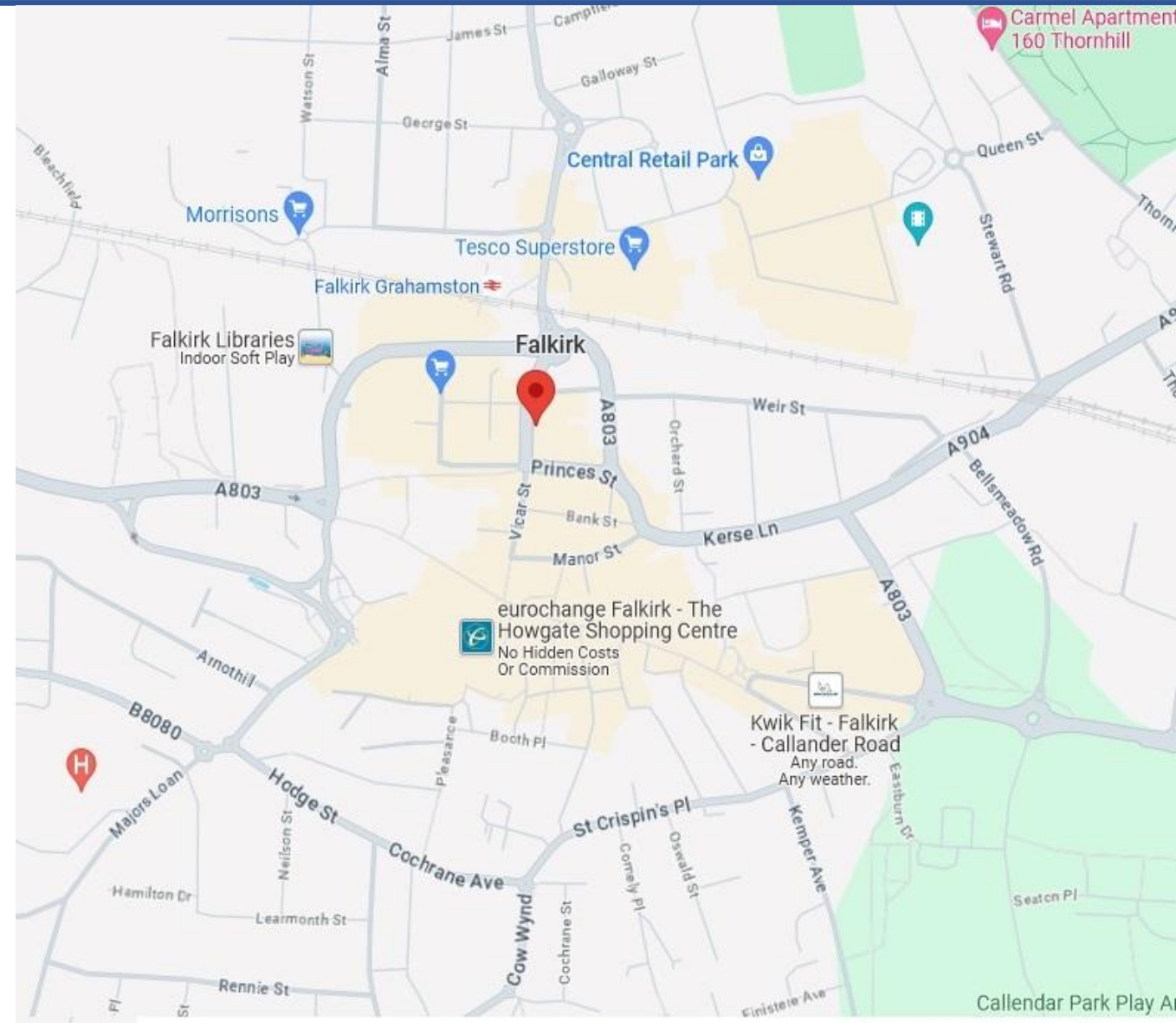
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Location:

Falkirk is an important town within Central Scotland lying midway between Edinburgh and Glasgow, forming the main administrative centre for the surrounding district. As such, the town provides extensive retail, leisure and local government facilities having a resident population of 35,000 people and an immediate catchment of 160,000. The subjects occupy a prominent position on the eastern side of Vicar Street, enjoying a busy main road frontage to part of Falkirk's busy one-way system. The surrounding area is given over to a variety of commercial usage with occupiers including Slater Hogg and Howison Estate Agents, Belvoir Lettings, Rialto Bar/Restaurant and High Spirits Falkirk. In addition, the property is situated adjacent to the Falkirk Business Hub which also accommodates Finnigans Café.



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Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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