Falkirk - 43 Vicar Street, Stirlingshire FK1 1LL
Freehold Restaurant Investment

BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



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Investment Consideration:

- Purchase Price: £550,000
- Vacant possession
- ERV: £60,000 p.a. GIY: 10.91%
- VAT is applicable to this property.
- Comprises large ground floor restaurant, forming part of a three-storey sandstone building
- Provides bar/restaurant area c. 120 covers, with additional private dining c. 40 covers.
- Situated within short walk from Falkirk Train Station. Occupiers nearby include Slater Hogg and Howison Estate Agents, Belvoir Lettings, Rialto Bar/Restaurant and High Spirits Falkirk.



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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

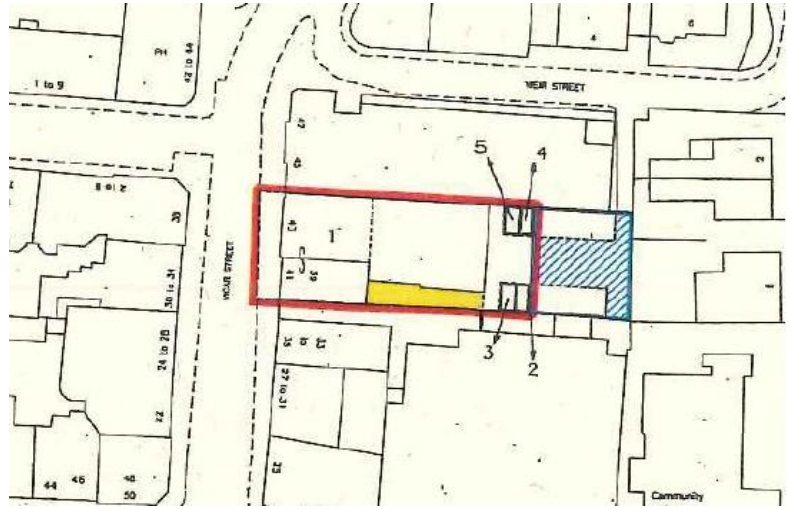
Tenancy:

The property is at present vacant. ERV: £60,000 p.a.



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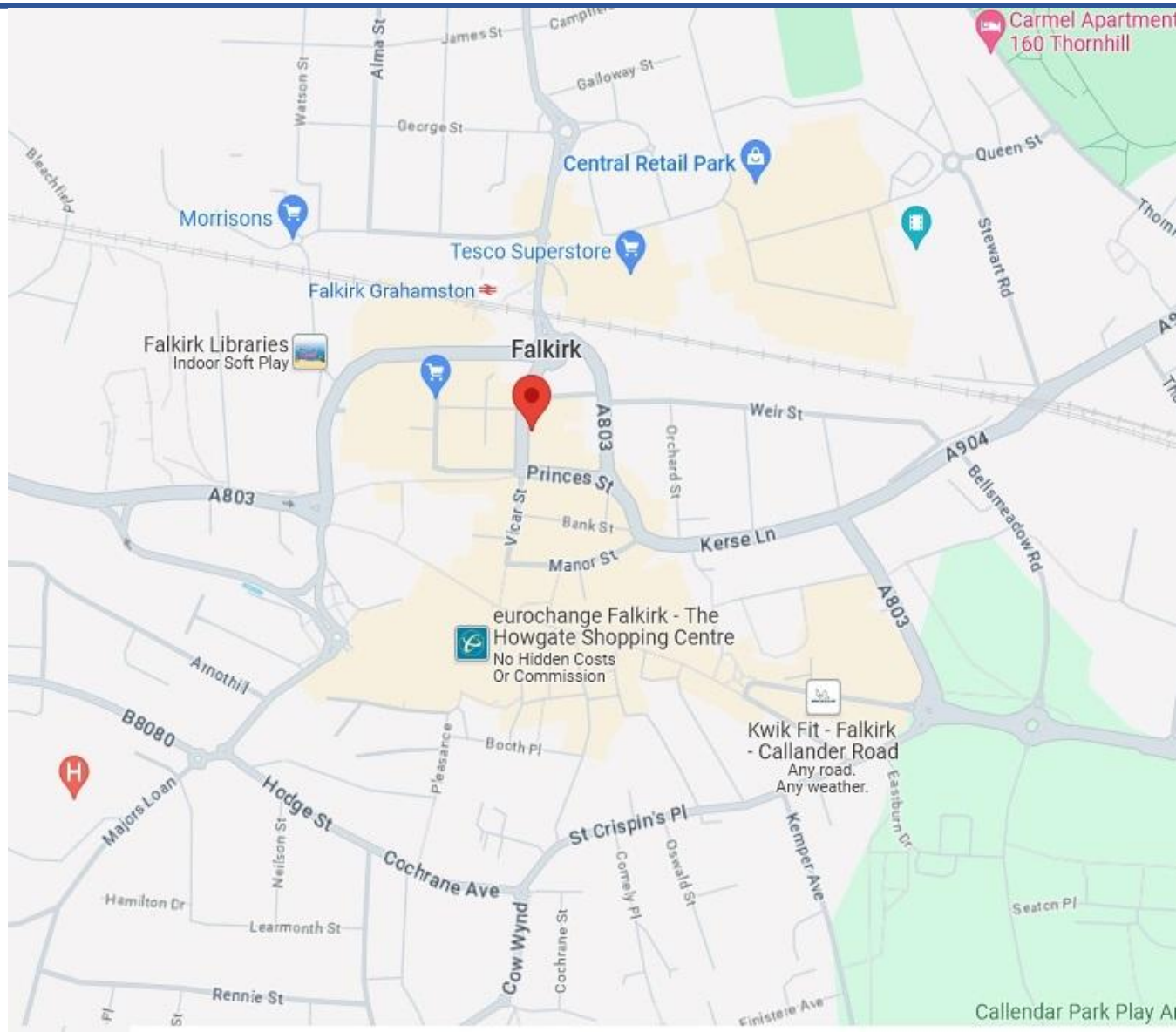




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Location:

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.



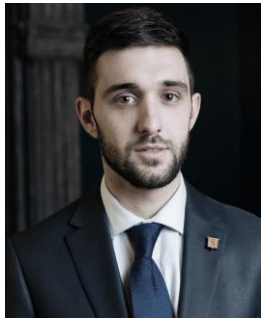
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Contacts:

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PROPERTY INVESTMENT & DEVELOPMENT

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