

BUSINESS FOR SALE

HOT FOOD TAKEAWAY

Long Established & Profitable Fish
& Chip Shop Business

Opportunity For Growth Through
Business Management

Potential For 100% Rates Relief

OIRO: £160,000



FIND ON GOOGLE MAPS



'THE BRINDISI', 29 UPPER CRAIGS, STIRLING, FK8 2DG

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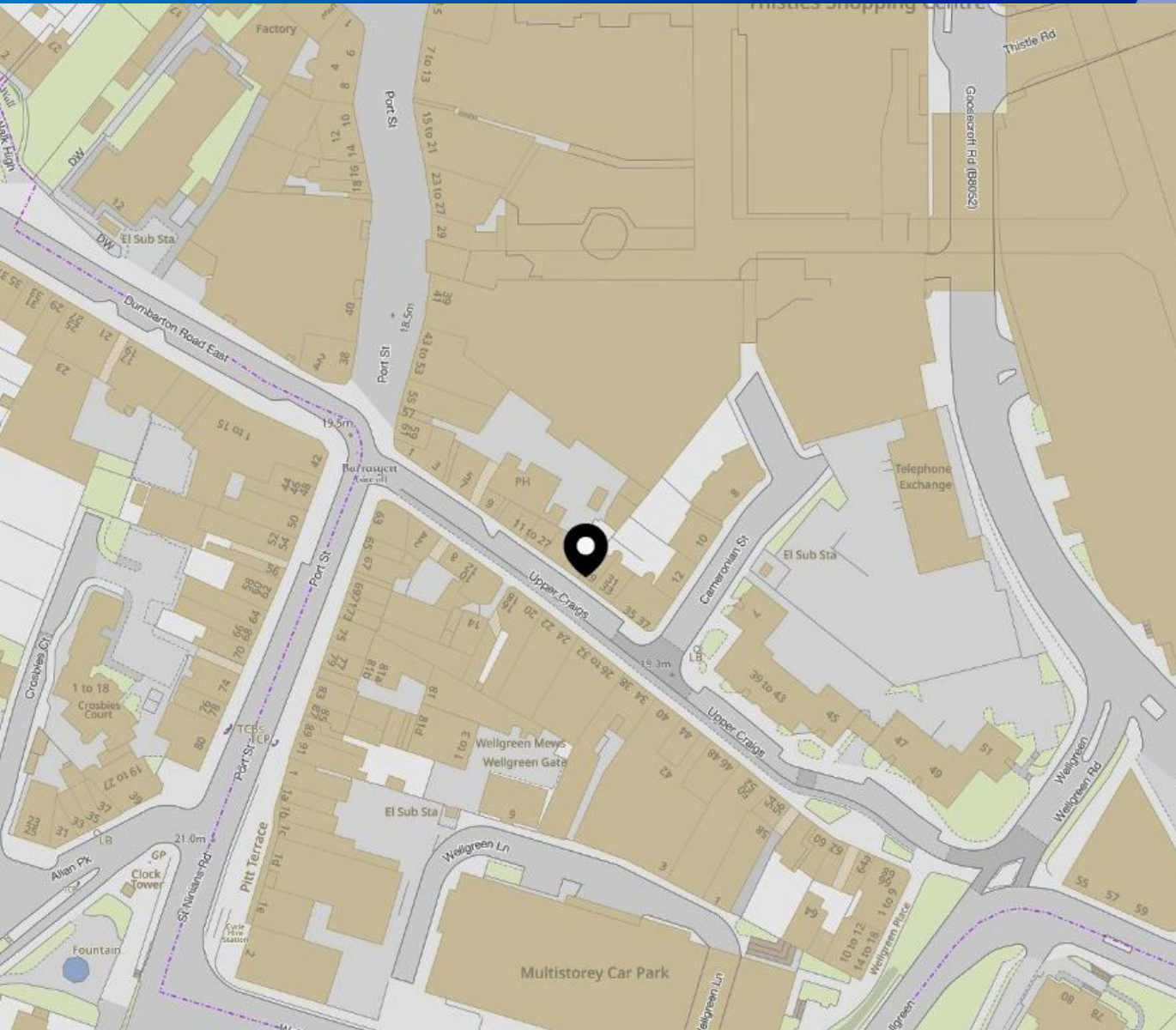
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Location

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LOCATION

Stirling has a resident population in the region of 45,000, whilst the wider Stirling Council area has a population of 90,000. Stirling is located in the heart of Scotland and adjacent to the M9 motorway, which links it to Glasgow and Edinburgh. Stirling has a busy mainline railway station providing regular connections to all of Scotland's main cities. The subjects are situated in a prominent position on the southeast side of Upper Craigs.

Upper Craigs is a popular secondary retailing thoroughfare located close to the Thistle Shopping centre, and the subject property will also receive benefits as a result of the Upper Craigs Project. The Upper Craigs Project aims to enhance public spaces in Stirling, by improving pedestrian areas, lighting, landscaping, and accessibility features. This revitalisation effort is expected to positively impact commercial properties in the area by creating a more attractive and accessible environment, potentially increasing foot traffic and business opportunities.

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Description

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DESCRIPTION

The property is a single-story hot food takeaway unit with a large glazed frontage, facing the newly redeveloped Upper Craigs area in Stirling.

The subject property is part of a larger three-story traditional tenement building with stone walls and a pitched roof.

The interior comprises a sales area, preparation area, kitchen, and an external W/C.

THE BUSINESS

The Brindisi is a well-established, profitable local business that has operated continuously for many years.

All trade equipment is owned outright and will be included in the sale; a full inventory is available upon request. We have also been informed that the property holds the necessary licenses for on-site alcohol sales.

Additional business information and financial accounts will be provided to genuinely interested parties.



ACCOMMODATION

ACCOMMODATION	m ²	ft ²
Ground Floor	38.44	414
TOTAL	38.44	414

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

PRICE

We are inviting offers in the region of £160,000 for our client's heritable interest.

All equipment, fixtures and fittings are to be included.

PLANNING

We understand that the property has Sui Generis Class 3 (Food and Drink) consent, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £8,400.

The rate poundage for 2024/2025 is 49.8p to the pound.

As such, incoming occupiers may benefit from 100% rates relief via the small business bonus scheme.

ANTI MONEY LAUNDERING REGULATIONS

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, as a minimum, proof of identity and residence and proof of funds for the transaction to proceed.

Get in Touch

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

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