



7 Baker Street, Stirling, FK8 1BJ

Pub / Leisure To Let, Stirling

Summary

Tenure	To Let
Rent	£40,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

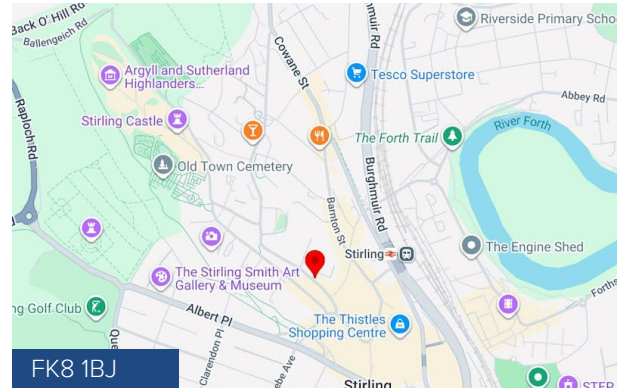
- Centre Of Busy Student Town
- Ground Floor
- Plug & Play Unit
- Rent: o/o £40,000p.a.x.
- Former Brewdog
- Well Presented Property
- Full Kitchen

Summary

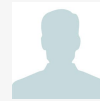
Rent	£40,000 per annum
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Description

Prime licensed leisure unit located in the heart of Stirling city centre. Formerly occupied by BrewDog, the well-presented ground floor property offers a fully fitted "plug and play" opportunity with open plan customer area, full kitchen and ancillary facilities. Positioned within a busy student and tourist location, the unit benefits from strong footfall and a vibrant surrounding hospitality scene. Available to let on a new lease at offers over £40,000 per annum.



Viewing & Further Information



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TSA Property Consultants

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Centre Of Busy Student Town

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LOCATION

The property is situated on the south side of Baker Street close to its junction with Friars Street within Stirling town centre.

The City of Stirling is an affluent and historic city located at the heart of Scotland's motorway network and is the main administrative and financial centre for the Stirling Council area. The city is located approximately 30 miles North West of Edinburgh and 25 miles North East of Glasgow, and benefits from major tourist attractions including Stirling Castle and The National Wallace Monument. Stirling has a population in excess of 93,750 people (Stirling Council, 2016), with c. 55% of Scotland's population estimated to live within an hour's drive and approximately 80% within a two hour drive.

The city's population is projected to increase by 16.3% to 105,860 people by 2037, significantly ahead of the projected increase for Scotland over the same period. The University of Stirling is one of the city's largest employers, with 14,000 students and over 1,500 staff

PROPERTY

The property comprises the ground floor end terraced unit of a 2 storey commercial parade.

The property benefits from a substantial frontage with an open plan customer area to the front with partitions erected to form disabled, male and female w.c. facilities, kitchen, office, cellar and store.

NAV/RV

£26,250



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RENT

The property is available on a new head lease for o/o £40,000p.a.x

V.A.T.

Figures quoted exclusive of V.A.T.

LEGAL

Each party shall bear their own legal costs incurred in the transaction



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Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

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 these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.