







FOR SALE Takeaway

95 HIGH STREET, TILlicOULTRY,
FK13 6DL

The property is let on a new 20 year FRI lease
with minimum 10% uplifts in rent at each rent
review

-  Town centre location
-  Main arterial route
-  New 20 year FRI lease
-  VAT free investment
-  Income of £13,000 pa
-  Offers over £130,000

INVESTMENT SALE



LOCATION

Tillicoultry is a small residential town situated about nine miles from Stirling on the A91 Stirling to St Andrews trunk road. The town has excellent communication links to the rest of the central belt of Scotland.

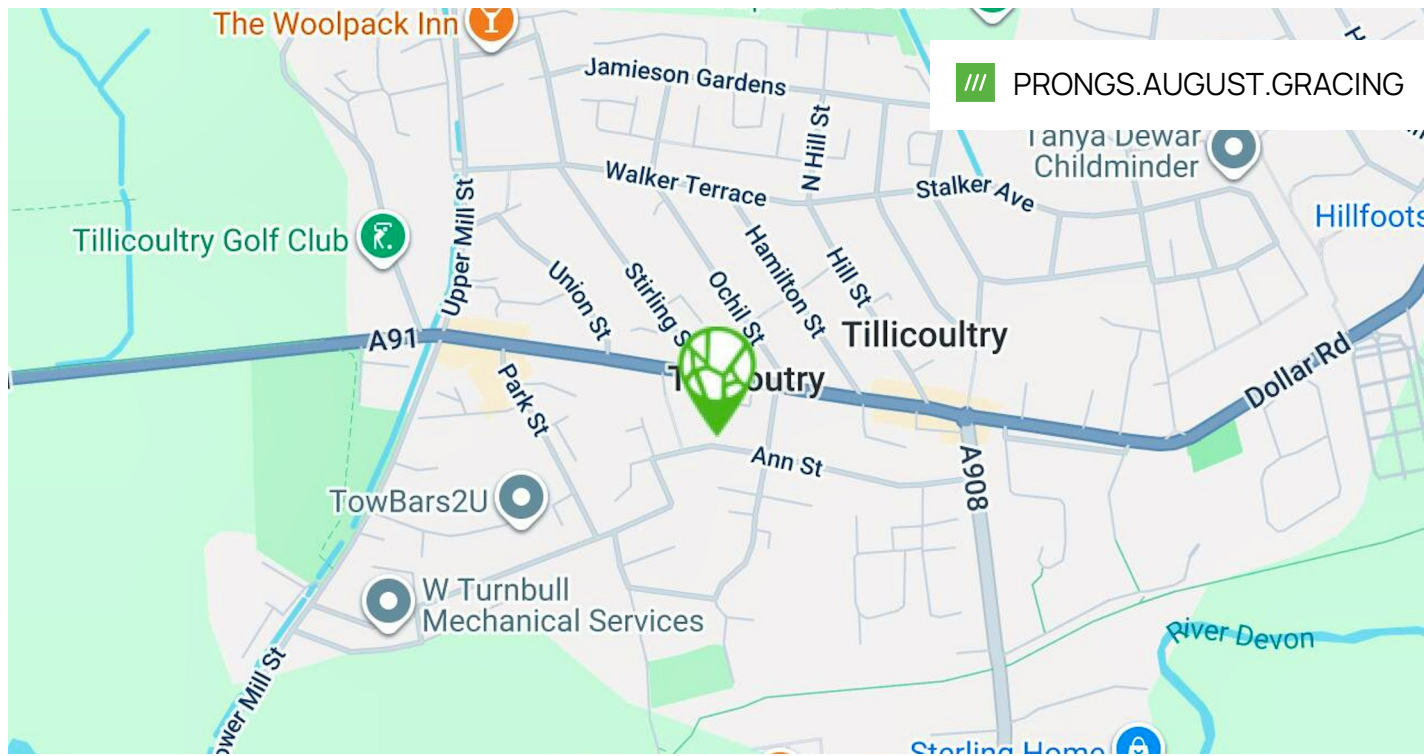
The subject property occupies a prominent location on the southern side of High Street, close to its junction with Moss Road (A908), forming part of Tillicoultry's principal commercial centre.

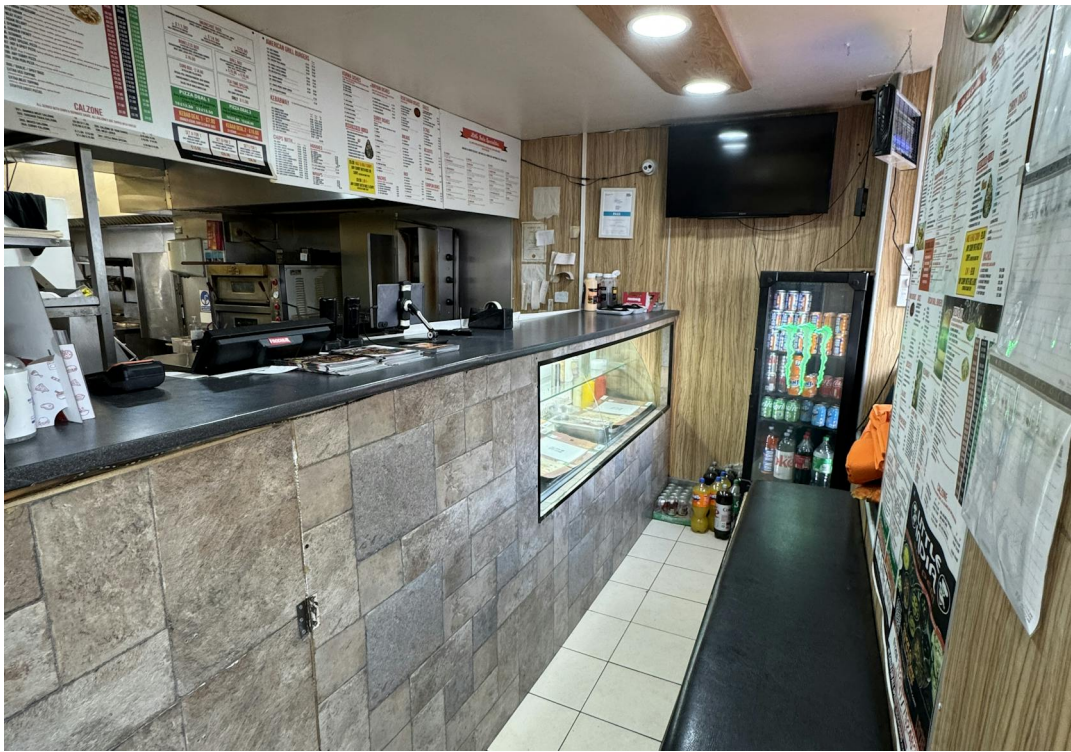
Alloa railway station takes 10 minutes to drive to and regular bus services operate along High Street. Nearby occupiers include Well Pharmacy, Bayne's Bakery and Costa Express.

DESCRIPTION

The subjects comprise a ground floor takeaway within a 2 storey red sandstone building. The upper floor appears to be residential in nature.

The subjects comprise a ground floor takeaway which is accessed via a single aluminium framed pedestrian door and leads into the sales area. The commercial kitchen is, as expected, fitted out to a professional standard with extract ventilation and a range of stainless steel sink units, utility basins and fitments. A comprehensive range of floor and wall mounted style units are installed with appropriate worktops. The floor is covered in tiles, walls covered with PVC and stainless steel splashbacks. A cold store and WC are provided to the rear of the takeaway. There are 2 outbuildings to the rear and are used for storage.





ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Takeaway	722	67.08

TENANCY

The property is let on a new 20 year FRI lease that commenced in August 2025 at a rent of £13,000 per annum. The rent is subject to an upward only open market review in February 2028 and then 5 yearly. There is a minimum 10% uplift in rent at each review. There are no lease break options.

TENURE

Heritable Interest (Scottish equivalent of English Freehold).

PRICE

Offers over £130,000 are invited for our clients' heritable interest (Scottish equivalent to English Freehold) subject to the lease agreement in place. Based on a rental income of £13,000 per annum, a purchase at this level would reflect a gross initial yield of 10%.

EPC

A copy of the EPC is available upon request.

VAT

Not applicable

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VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT



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