

FOR SALE

Investment

 **8 High Street,
Bonnybridge,
FK4 1DA**

William HILL

-  Town centre location
-  Main arterial route
-  New 10 year FRI lease
-  Offers over £195,000
-  Net Initial Yield of 10%
-  VAT free investment

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PROPERTY CONSULTANCY

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Viewing by appointment with the sole selling agents;

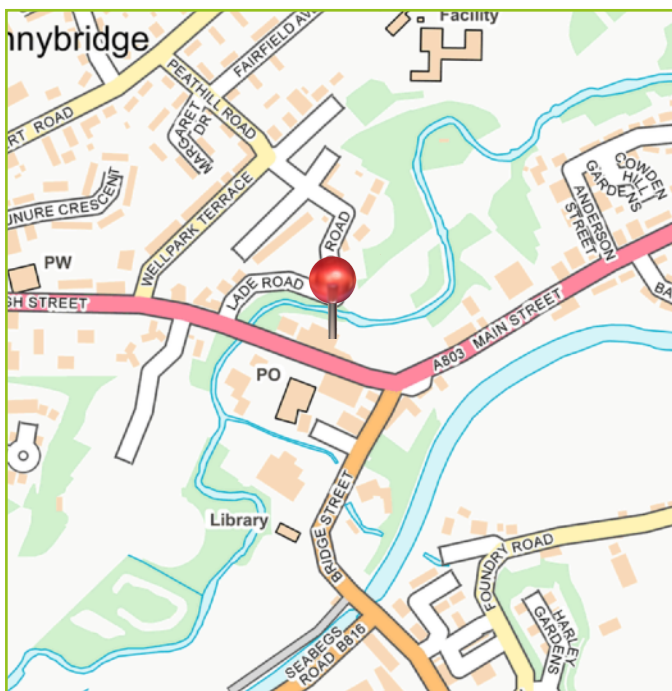
Kirkstone Property Consultancy
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Location

Bonnybridge is an established town within the Central Belt which lies astride the A803 road route approximately 5 miles west of Falkirk and immediately adjacent to the M876 motorway. The town provides a typical range of local retail and associated facilities with the property lying on the main thoroughfare of the town.

The property is located in a town centre position on the northern side of High Street, immediately to the west of Main Street, within the heart of Bonnybridge's main commercial centre. Nearby occupiers include Scotmid, Bamboo Garden and William Hill.



Description

The subjects comprise two ground floor interlinked and symmetrical buildings used as a restaurant with a licensed beer garden to the rear. The properties are accessed via twin leafed recessed pedestrian doors which lead into the waiting areas. The entire restaurant is currently undergoing a full renovation to a high standard with a new bar, extensive dining area with booth seating. Office accommodation, customer and staff welfare facilities are provided.

Accommodation

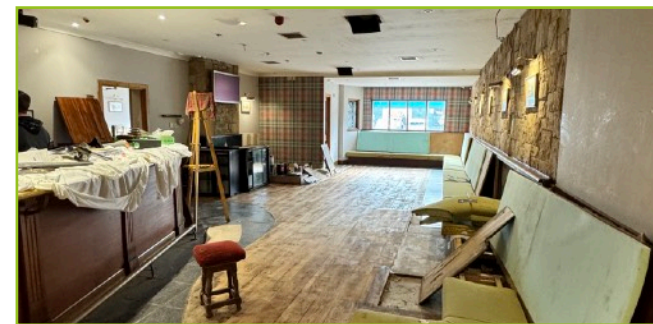
The property provides the following approximate gross internal floor areas;

Floor	Accommodation	GROSS INTERNAL AREA	
		sq m	sq ft
Ground	Dining area, kitchen, office & storage	256.43	2760
TOTAL		256.43	2760

The above areas have been calculated on a GIA basis in compliance with the RICS Code of Measuring Practice (6th edition).

Tenancy

The property is let on a new 10 year full repairing and insuring lease that commenced in February 2024, at a rent of £20,000 per annum. The lease incorporates a tenant break option at the 5th anniversary. The rent is subject to an open market rent review on the 3rd anniversary.



Offers

Offers in the region of £195,000 are invited for the heritable interest (Scottish equivalent to English Freehold) subject to the lease agreement in place. Based on a rental income of £20,000 per annum a purchase at this level would reflect a net initial yield of 10%.

Rateable Value

According to the Scottish Assessors Association, the subjects have a Rateable Value of £23,500 effective from 1st April 2023.

Energy Performance

A copy of the Energy Performance Certificate (EPC) is available upon request.

VAT

The subjects are not elected for VAT, therefore, VAT will not be payable on the price.

Legal Costs

Each party will be responsible for their own legal costs. The purchaser will be responsible for any registration dues and LBTT.

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