

12a Quakerfield,
Bannockburn, Stirling FK7 8HY
 Heritable High Yielding Public House Investment

Lot 68

£24,000 per annum
 exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground First	Public House Three Bedroom Residential Flat	95.05 sq m (1,023 sq ft) Not measured	INDIVIDUALS t/a The Empire	10 years from 15/03/2017 on a full and repairing and insuring lease	£24,000	14/03/2027
Total		95.05 sq m (1,023 sq ft)			£24,000	

Key Details

- Comprises a public house and self-contained three bedroom flat
- Prominent main road location
- Future Active Management/Residential Development Potential (subject to consents)
- Nearby occupiers include Royal Bank of Scotland, Ladbrokes and a number of independent traders

Location

Miles: 25 miles north-east of Glasgow
 35 miles north-west of Edinburgh
Roads: A9, A84, A811, M9, M80
Rail: Stirling Railway Station (ScotRail)
Air: Edinburgh International Airport

Situation

The property is situated on the busy Bannockburn Road (A9), close to its junction with the A872, within a densely populated residential area approximately 1 mile south of Stirling City Centre. Nearby occupiers include Royal Bank of Scotland, Ladbrokes and a number of independent traders.

Description

The property comprises a former ground floor public house with a self-contained three bedroom residential flat on the first floor.

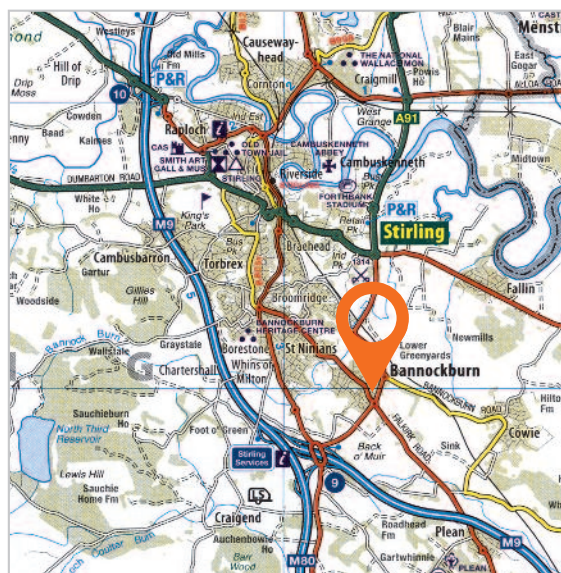
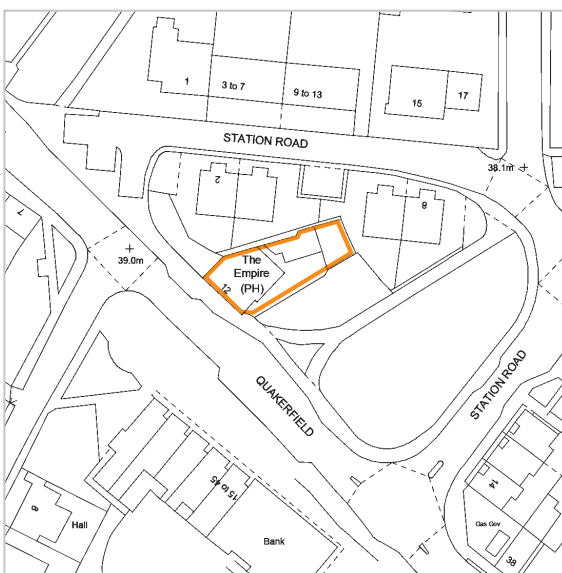
Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Six Week Completion



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