

# Cape Bar Public House, 1 Corn Exchange Road Stirling FK8 2HX

lot 43

## Heritable Public House Investment

- Let to Stone Leisure (Falkirk) Limited t/a Cape Bar until 2030 (no breaks)
- Approximately 923.00 sq m (9,936 sq ft)
- Established leisure location in city centre

- Close to the Stirling Thistle Marches Shopping Centre
- High yielding on guide price

Rent  
**£61,000**  
per annum  
exclusive



## Location

Miles: 27 miles north of Glasgow  
38 miles west of Edinburgh  
Roads: M9, M80, A9  
Rail: Stirling Railway Station (ScotRail)  
Air: Glasgow International Airport

## Situation

The property occupies a prominent corner position at the junction of Corn Exchange Road and pedestrianised King Street, an established leisure location within the city centre. The property is close to the Stirling Thistles Marches Shopping Centre housing retailers including Marks & Spencer, H&M, Debenhams, Zara and Next. Other nearby occupiers include New Look, Caffè Nero and a number of public houses and restaurants.

## Description

The property, a three storey public house, comprises a ground floor bar and two mezzanine floors with customer seating, ancillary accommodation on the first floor and residential accommodation on the second floor that is not currently used.

## Tenure

Heritable (Scottish Equivalent of English Freehold).

## VAT

VAT is applicable to this lot.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Public House	351.00 sq m (3,778 sq ft)	<b>STONE LEISURE (FALKIRK) LIMITED (t/a Cape Bar) ON ASSIGNMENT</b>	25 years from 29/07/2005 until 2030	£61,000 (i)	29/07/2015 & 5 yearly
Mezzanine	Public House	40.00 sq m (431 sq ft)				
Mezzanine	Public House	80.00 sq m (861 sq ft)				
First	Ancillary	226.00 sq m (2,433 sq ft)				
Second	Residential	226.00 sq m (2,433 sq ft)				
<b>Totals</b>		<b>923.00 sq m (9,936 sq ft)</b>			<b>£61,000</b>	

(i) The seller is holding a £36,600 rent deposit.

## For further details please contact:

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## Associate Auctioneers:

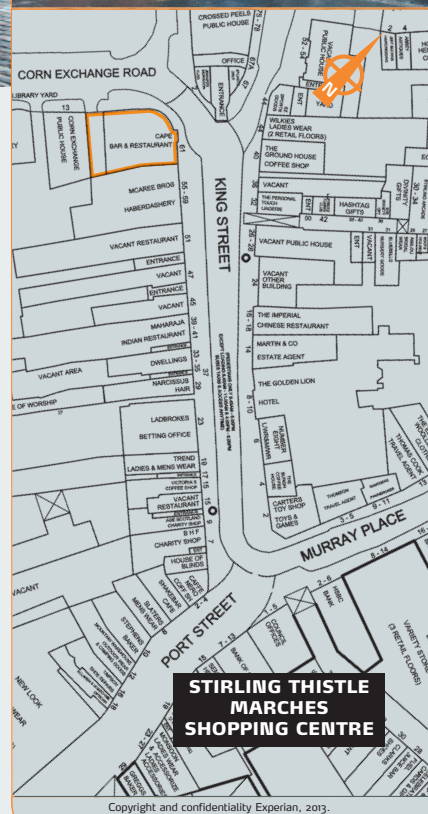
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## Buyer's Legal Report Service

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## Seller's Solicitors:

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**STIRLING THISTLE  
MARCHES  
SHOPPING CENTRE**

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