

Roadside Restaurant Ag Northbound Braco, Dunblane, Perthshire FK15 0NB

lot 91

Heritable Roadside Restaurant Opportunity

- Prominent position fronting the busy Ag Stirling to Perth dual carriageway
- Approximately 152.05 sq m (1,637 sq ft)
- On-site car parking for approximately 28 cars
- Opposite a Little Chef and Shell Petrol Filling Station
- Of interest to investors, developers and owner occupiers

Full Vacant Possession



On behalf of Mortgagees in Possession

Location

Miles: 11 miles north-east of Stirling
26 miles south-west of Perth
36 miles north-east of Glasgow
Roads: Ag, Mg, M90
Rail: Dunblane
Air: Glasgow Airport

Situation

The property is situated in a prominent position fronting the busy Ag Stirling to Perth dual carriageway, approximately 4 miles north of the M9 which links Dunblane to Edinburgh. The property is situated opposite a Little Chef and Shell Petrol Filling Station.

Description

The property comprises a single storey ground floor restaurant, which previously accommodated 64 covers. Externally there is parking for approximately 28 cars and access is via a sliproad off the Ag northbound towards Perth.

Tenure

Heritable (Scottish Equivalent of Freehold).

VAT

VAT is applicable to this lot.

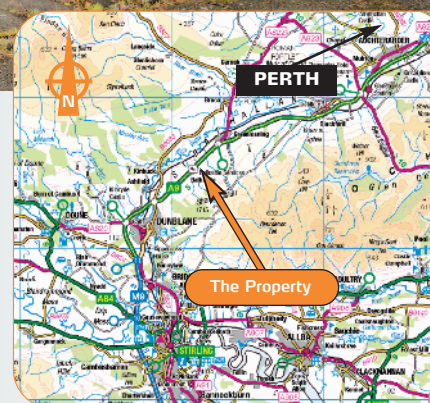
Note

This property is being marketed for sale on behalf of Mortgagees in Possession and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Mortgagees in Possession to the best of their knowledge, but the purchaser must rely solely upon their own enquiries. The Mortgagees in Possession are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Six Week Completion

Viewings

There will be **block viewings** for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Mhairi Jarvis. Tel: +44 (0)131 552 5191



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Restaurant	152.05 sq m	(1,637 sq ft)	FULL VACANT POSSESSION (1)
Totals		152.05 sq m	(1,637 sq ft)	

(1) The property was let to TLLC Restaurants Limited and The People's Restaurant Group Limited (as guarantor). The lease has not been formally surrendered.

For further details please contact:

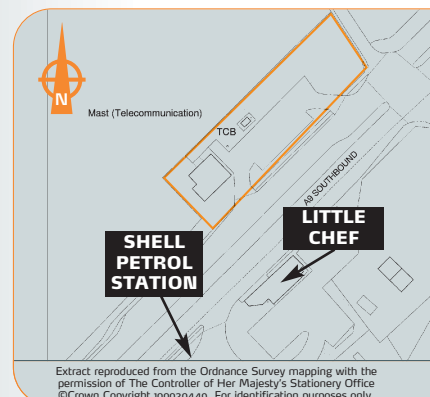
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Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby. 
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

Seller's Solicitors:

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