



Fully Fitted Licensed Restaurant

7 Viewfield Place, Stirling, FK8 1NQ

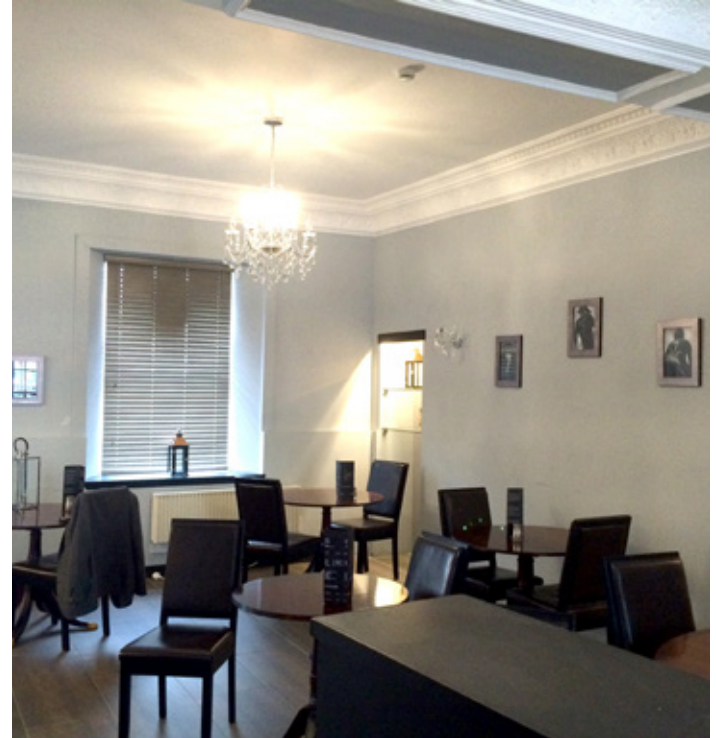
- Fully fitted licensed restaurant
- Situated in Stirling city centre
- Seating over ground and basement floors
- 1,890 sq ft (175.65 sq m) or thereby
- Approximately 100 covers
- Strong resident student population
- Ability to trade floors separately

Location

Stirling is widely regarded as one of Scotland's busiest and most popular tourist and business locations. The city benefits from a superb location, allowing easy access by road and rail to all other main cities throughout the country. Stirling lies approximately 20 miles north east of Glasgow and around 38 miles north west of Edinburgh and provides access to 75% of Scotland's population within a 40 mile radius.

The subjects are situated on Viewfield Place, which is a main thoroughfare connecting the north of the city centre via Barnton Street/Murray Place. The location is a short walk from the prime shopping area of the city centre, including the Thistle Shopping Centre, railway and bus stations.

There is a strong resident student population locally. Other restaurants close by include Mediterranea Restaurant and Green Gates Indian Restaurant.



Description

The subjects comprise a mid terrace three storey sandstone property under a pitched and slate covered roof. The basement has been extended to the rear under a pitched hip and ridged roof. There is a paved area to the front of the premises which can be utilised for outdoor seating area.

Both floors are self contained with the main entrance being at ground floor. The floors are linked internally at the rear of the premises.

The premises comprise a fully fitted restaurant over ground and basement floors. The ground floor contains a bar servery area and approximately 40 covers, with a mix of loose tables and chairs. The majority of seating is located in the basement, where the kitchen can be found, with a dumb waiter in operation, together with male and female toilets and a bar servery. The basement can accommodate c. 60 covers, with seating being a mix of booth style and loose tables and chairs.

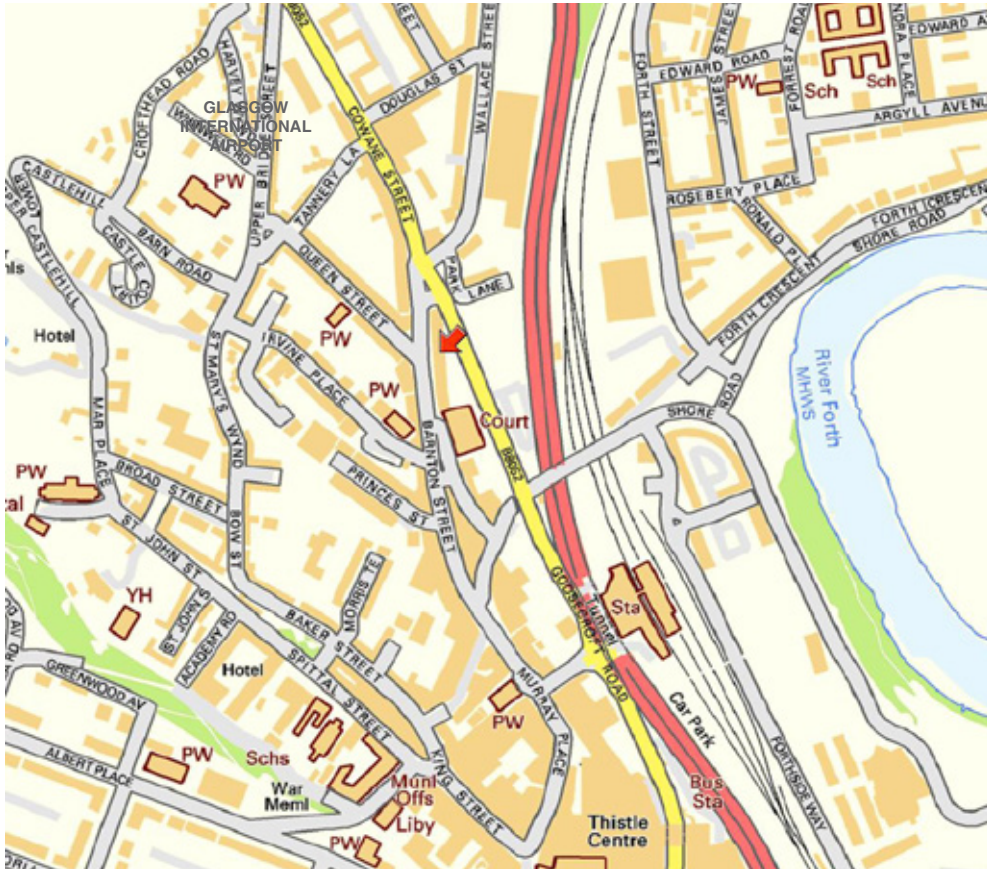
Good natural light is afforded to the basement from a large bay window to the rear. The first floor comprises four rooms and is suitable for storage only in its current form.

The premises are finished to a high standard, including original cornicing detail, modern hard flooring, good quality seating and a mix of surface mounted light fittings and wall mounted fittings.

Accommodation

Ground Floor	765 sq ft	(71.10 sq m)
Basement	1,115 sq ft	(103.62 sq m)
TOTAL	1,890 sq ft	(175.65 sq m)

We estimate the first floor to have a similar floor area to the ground floor.



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Terms

Offers over £25,000 pa for a new Full Repairing and Insuring Lease.

There is no VAT payable on the rent.

Business Rates

Rateable Value (RV)	£21,250
UBR	£0.466/£1 (2017/18)
Payable	c. £9,900

Energy Performance Certificate

A copy of the EPC will be provided on application.

Legal Costs

Each party to bear their own legal costs and outlays including VAT incurred.

Viewing

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For further information please call today 0141 556 1222