

FOR SALE

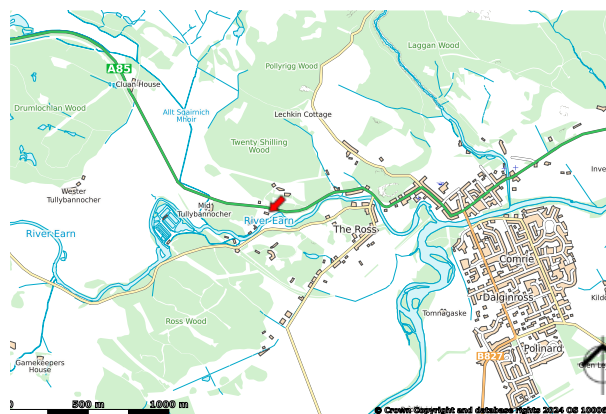
Investment/Business Opportunity

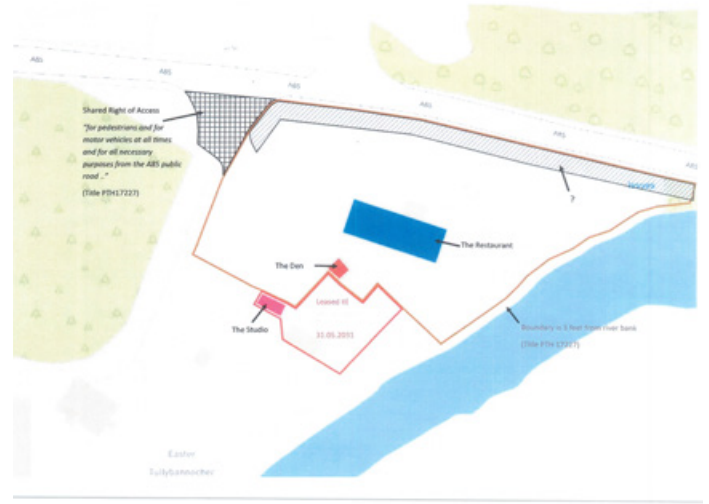
 **GRAHAM
SIBBALD**



Tullybannocher, Comrie, Crieff, PH6 2JY

- Rare purchase opportunity
- Prominent main road location
- Significant business opportunity
- Additional income producing ground leased area
- Guide price offers in the region of £300,000





LOCATION

Tullybannocher is located in west Perthshire, approximately 1 mile west of the town of Comrie on the A85 trunk road, a busy tourist route. Being the main road west from Perthshire into the Loch Lomond and Trossachs National Park the site benefits from significant volumes of passing traffic estimated to be circa 1800 vehicles per day peaking during the holiday season (DFT 2017).

This prominent location offers huge future potential.

DESCRIPTION

The main building comprises an income producing licenced restaurant, with extensive carparking and amenity grounds. Currently operated under short term tenancy agreement. (Details can be provided to all genuinely interested parties)

Comprising a rustic timber lodge this outlet has been long established on site, with restaurant including retail element extending to approximately 288 sq m.

The freehold site area extends to approximately 1.35 acres, and provides a superb opportunity to an operator with undoubtedly huge potential for further business development.

In addition there is a separate area of land held on long term ground lease extending to circa 0.135 acres and expiring May 2031. This area is currently operated under tenancy, and generates a rental of £5,200 per annum. This additional area provides an attractive rental income to any potential purchaser.

ACCOMMODATION

We assessed the building areas to be as follows: (Sizes and indicative only)

Area	SQ.M	SQ.FT
Restaurant	288	3100
Shop (The Den)	19.5	210
Shop (The studio)	28.6	308
Garden Centre	37	400

The area held on ground lease extends to approximately 0.135 acres.

RATEABLE VALUE

The subjects have a Net and Rateable Value as follows:

Restaurant — £11,500
 Shop (The Den) — £740
 Shop (The studio) — £1,200
 Garden Centre — £1,600

TERMS

Offers, in the region of £300,000 are invited for our clients interest.

VAT

For the avoidance of doubt all figures quoted are exclusive of VAT.

EPC

An EPC is available on request.

VIEWING

Viewing is through the Sole selling Agents.

To arrange a viewing please contact:



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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/ Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: August 2024