

Falkirk - 43 Vicar Street, Stirlingshire FK1 1LL
Freehold Restaurant Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



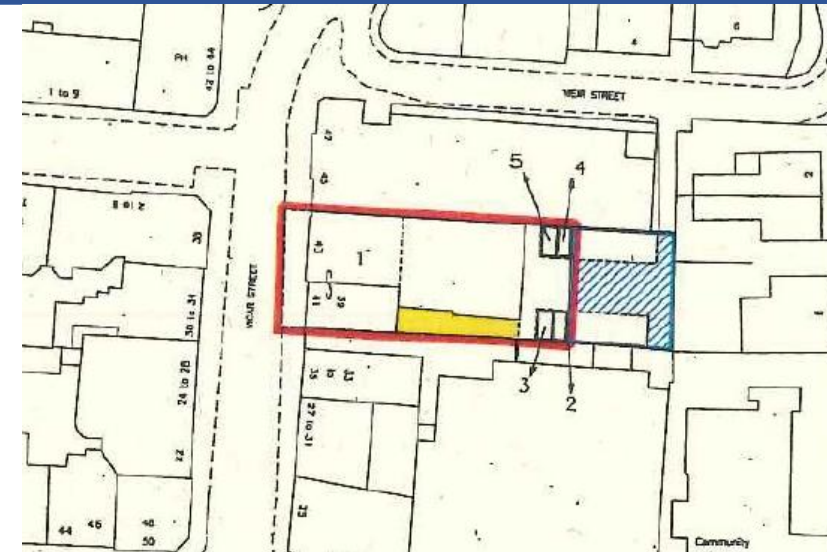
Falkirk - 43 Vicar Street, Stirlingshire FK1 1LL

Freehold Restaurant Investment



Investment Consideration:

- Purchase Price: £550,000
- Gross Initial Yield: 10.91%
- Rental Income: £60,000 p.a.
- VAT is applicable to this property. TOGC available.
- Let until 2034. No breaks. Rent review on 23.09.29 open market upward only
- Comprises large ground floor restaurant, forming part of a three-storey sandstone building
- Provides bar/restaurant area c. 120 covers, with additional private dining c. 40 covers.
- Situated within short walk from Falkirk Train Station. Occupiers nearby include Slater Hogg and Howison Estate Agents, Belvoir Lettings, Rialto Bar/Restaurant and High Spirits Falkirk.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 43 (Ground Floor)	Restaurant: 333 sq m (3,585 sq ft) Open plan bar/restaurant area, private dining, full kitchen, staff rooms	The Good Hood	15 Years from 23 September 2019	£60,000	Note 1: FRI Note 2: No breaks Note 3: Rent review on 23.09.29 open market upward only
			Total	£60,000	

Falkirk - 43 Vicar Street, Stirlingshire FK1 1LL

Freehold Restaurant Investment



Property Description:

Comprises ground floor restaurant, which forms part of a three-storey sandstone building. Internally the premises are arranged to provide the main bar/restaurant area, private dining room and kitchen, together with appropriate storage, staff toilet and support accommodation.

Ground Floor Restaurant: 333 sq m (3,585 sq ft)

Open plan bar/restaurant area, private dining, full kitchen, staff rooms

Tenancy:

The property is at present let to The Good Hood for a term of 15 years from 23rd September 2019 at a current rent of £60,000 p.a. and the lease contains full repairing and insuring covenants. Rent review on 23.09.29 open market upward only. No breaks.



Falkirk - 43 Vicar Street, Stirlingshire FK1 1LL

Freehold Restaurant Investment

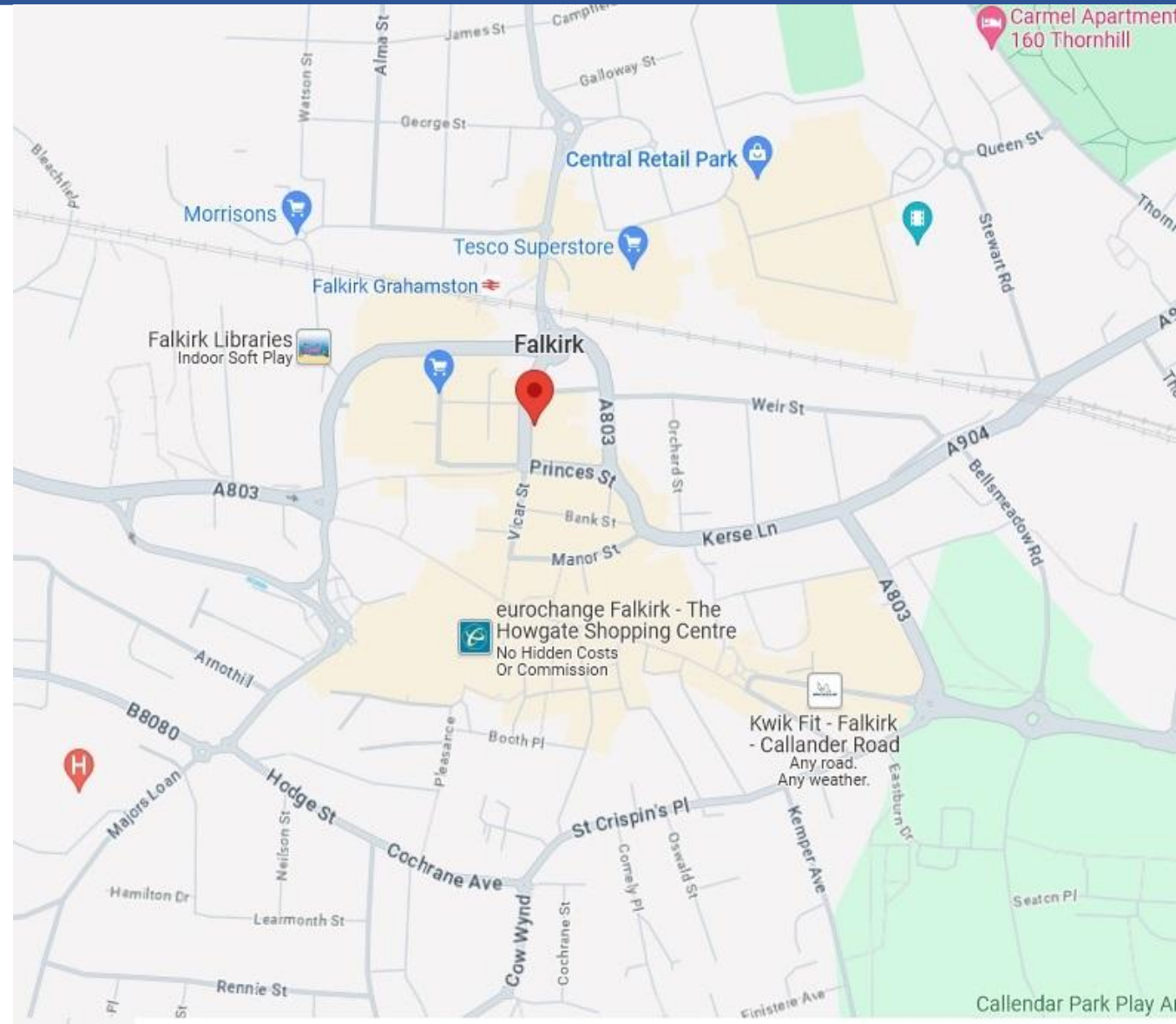


Falkirk - 43 Vicar Street, Stirlingshire FK1 1LL Freehold Restaurant Investment



Location:

Falkirk is an important town within Central Scotland lying midway between Edinburgh and Glasgow, forming the main administrative centre for the surrounding district. As such, the town provides extensive retail, leisure and local government facilities having a resident population of 35,000 people and an immediate catchment of 160,000. The subjects occupy a prominent position on the eastern side of Vicar Street, enjoying a busy main road frontage to part of Falkirk's busy one-way system. The surrounding area is given over to a variety of commercial usage with occupiers including Slater Hogg and Howison Estate Agents, Belvoir Lettings, Rialto Bar/Restaurant and High Spirits Falkirk. In addition, the property is situated adjacent to the Falkirk Business Hub which also accommodates Finnigans Café.



Falkirk - 43 Vicar Street, Stirlingshire FK1 1LL

Freehold Restaurant Investment

Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.