

FOR SALE

Outstanding Opportunity to Purchase a Business Under the Wallace Monument



Corrieri's Café

7 Alloa Road, Causewayhead, Stirling, FK9 5LH

Offers over £1,200,000 - Freehold

Find out more at
www.g-s.co.uk

- **Outstanding Opportunity to Purchase a Business under the Wallace Monument**
- **Highly Profitable business with rising turnover and strong profit margins**
- **Fantastic opportunity to run a well diversified business bringing in multiple profit streams**
- **Large frontage onto the street attracting tourist and local trade**
- **Room to develop the business with more online orders**



INTRODUCTION

Corrieri's Café is situated in the heart of Stirling, offering an ideal location close to the historic town centre. The café benefits from excellent foot traffic, being a short walk from Stirling University and near popular tourist attractions like Stirling Castle and The National Wallace Monument.

Owned by the same family for 60 years, Corrieri's Café has become a staple of the Stirling community, known for its authentic Italian menu, friendly atmosphere, and loyal customer base. The café offers a range of dishes, from homemade pizzas and pastas to coffee and desserts, including the ever-popular Italian ice cream.

Corrieri's Café presents an excellent opportunity for an enthusiastic buyer looking to take over a well-regarded, successful business with strong community ties. There is potential for further growth through extended opening hours, event catering, and expanding online and delivery services.

ACCOMMODATION SUMMARY

Main Property

- Main Restaurant area (52 covers)
- Front Café (20 Covers)

Fish and Chip Shop

- Service counter
- Cooking facilities

Other

- Commercial kitchen with pizza oven
- Large food prep area
- Dry Stores

Ice Cream Hub

- Ice cream manufacturing facility
- Dry store for supplies
- Walk-in Freezers



TRADE

Accounts and further information for the business will be shown to seriously interested parties following a formal viewing.

STAFF

TUPE regulations will apply to all members of staff.

LICENCE

The Premises is Licensed under the Licensing (Scotland) Act 2005.

SERVICES

Mains drains, gas, electricity and water are all connected to the property.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate will be provided upon request.

RATEABLE VALUE

Rateable Value is £29,750 (effective date 01/04/2023)

TENURE

The Heritable (Scottish equivalent of Freehold) interest of the property is being sold.

EXCLUSIONS

There are no exclusions in the sale.

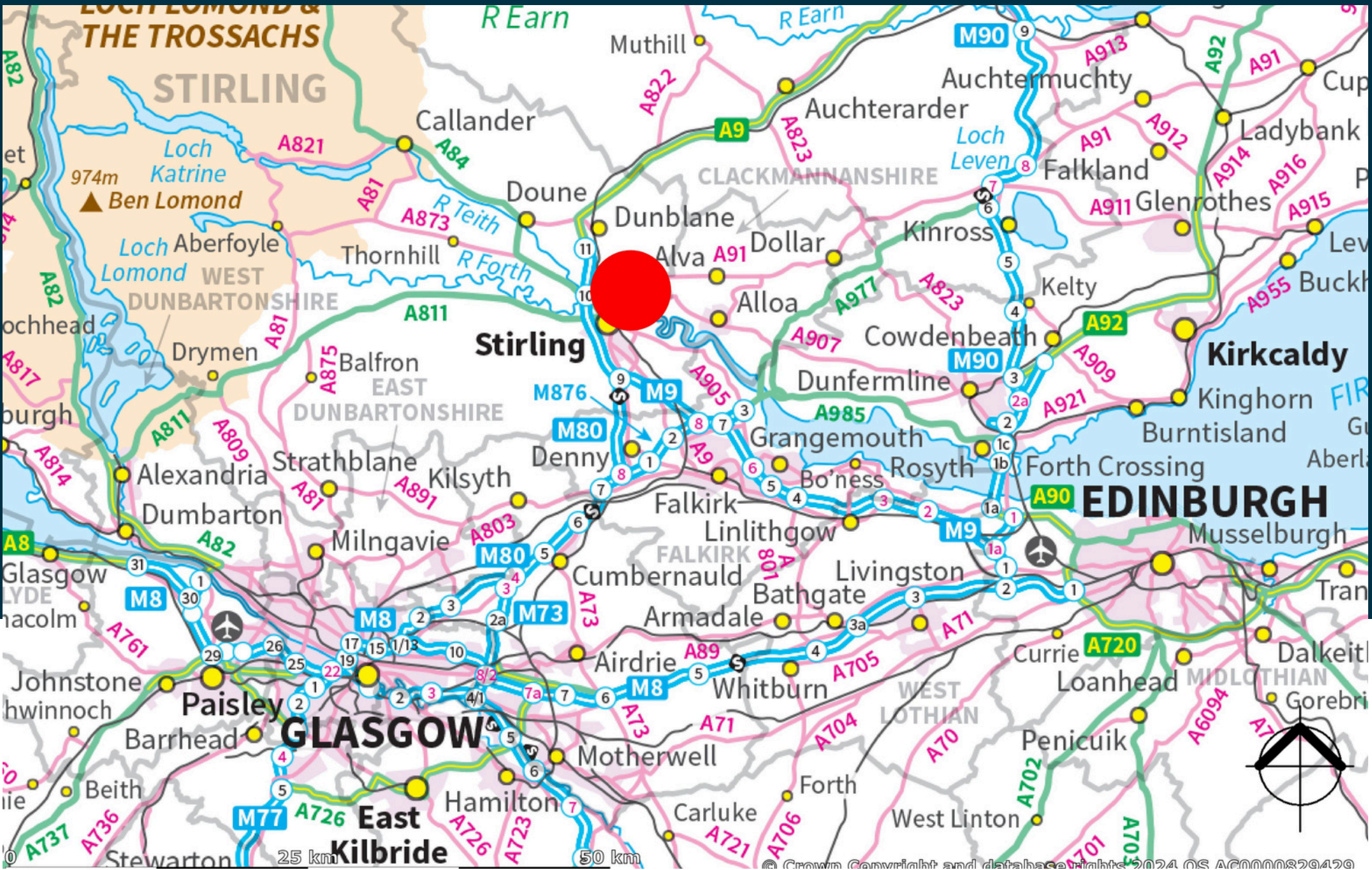
FINANCE / BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.









PRICE

Graham and Sibbald are looking for offers over £1.2 million for the heritable interest in the property, the trade fixtures, fittings, furnishings and equipment, together with the goodwill of the business which is being sold complete as a going concern. Stock in trade will be sold at valuation on the date of entry.

VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham and Sibbald
233 St Vincent Street
Glasgow
G2 5QY



To arrange a viewing please contact:



Emily Hewitson
Surveyor - Hotel + Leisure
Emily.Hewitson@g-s.co.uk
07795 518 627



Peter Seymour
Director of Hotel & Leisure
Peter.Seymour@g-s.co.uk
07967 551 569



1. These particulars are intended as a 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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

Date published: **November 2024**

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.