

TO LET

Established Village Inn with Strong Local Reputation & Repeat Trade



The Inn at Kippen

Fore Road, Kippen, FK8 3DT

Offers in the region of £35,000 for the Leasehold Interest

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

- **Established Village Inn with Strong Local Reputation Repeat Trade**
- **Prominent Position on Fore Road In the Desirable Village of Kippen**
- **5 En-Suite Traditional Letting bedrooms**
- **Tenants' accommodation**
- **Private Car Park & Beer Garden**



INTRODUCTION

The Inn at Kippen is a well-regarded and characterful hospitality business located in the heart of the charming village of Kippen, near Stirling. This established Inn enjoys a strong reputation for its welcoming atmosphere, quality F&B offering and appeal to both locals & visitors exploring the surrounding countryside. The business presents a turnkey opportunity with scope for further growth.

They serve fresh, Seasonal Scottish cuisine made with ingredients sourced from nearby local businesses. With a private car park and inviting beer gardens, it's a perfect spot for a leisurely meal or a special occasion. Kippen is just a short 10 miles away from Stirling, and a 20-minute drive from Callander.

Our client with to sell their leasehold business to focus on other opportunities.

THE PROPERTY

The Inn at Kippen comprise a prominent roadside position on Fore road within this desirable Stirlingshire village. The property is a traditional stone-built inn, offering a blend of period features and modern fittings. Internally the premises are well presented over first and ground floor levels containing Public Bar, Restaurant and 5 en-suite letting rooms.



ACCOMMODATION SUMMARY

We have summarised the accommodation as follows: -

Public Areas

- Entrance Vestibule
- Main Restaurant with bar servery (100 covers)
- Lounge Bar
- Male & Female WCs
- Function Suite

Letting Bedrooms

- 5 Letting Bedrooms to sleep 10
- 5 x Double
- All bedroom's ensuites

Owners Accommodation

- 1 Bedroom
- Shower Room
- Living Room

Service Areas

- Walk In Fridge
- Commercial Kitchen
- Private Office Room
- Private Cellar

Outside

- Rear Beer Garden
- Private Customer Car Park (13)

TRADE

The business shows good profits and accounts can be made to available to interested parties on request.





LICENCE

The premises benefit from a Premises License under the Licensing (Scotland) Act 2005

SERVICES

Mains drain, gas, electricity and water.

ENERGY PERFORMANCE CERTIFICATE

The Inn at Kippen - EPC Rating - TBC
The EPC is available on request.



RATEABLE VALUE

RV- £23,500 (Effective 1st April 2026)

TENURE

The property is held on a 10 year FRI lease with a passing rent of £50,000. The lease commenced in November 2019. The Landlord will consider Offers on the Freehold under separate negotiations.

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

Offers in the Region of £35,000 are sought for the Leasehold Interest in the property, the trade fixtures, fittings, furnishings and equipment together with the goodwill of the business which is being sold as a going concern. Stock in trade will be in addition at cost on the date of sale.

VIEWING ARRANGEMENTS

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 + Sibbald
40 Torphichen Street
Edinburgh
EH3 8JB

To arrange a viewing please contact:



PETER SEYMOUR

Senior Director - 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.

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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.