



**FALCONER**  
PROPERTY CONSULTANTS

# FOR SALE

29 Upper Craigs, Stirling,  
FK8 2DG

## PIZZERIA HOT FOOD TAKEAWAY

- HOT FOOD TAKEAWAY
- PRIME LOCATION
- 441 SQ FT
- RECENTLY REFURBISHED
- OFFERS IN THE REGION OF £180,000
- GOOD LEVELS OF PARKING
- FULLY EQUIPPED AND TRADING



## LOCATION

Stirling is a city in central Scotland. The market town, surrounded by rich farmland, grew up connecting the royal citadel, the medieval old town with its merchants and tradesmen, the bridge and the port. Located on the River Forth, Stirling is the administrative centre for the Stirling council area and is traditionally the county town of Stirlingshire.

In 2002, as part of Queen Elizabeth II's Golden Jubilee, Stirling was granted city status. Its Castle and Old Town meet the cutting-edge culture of a contemporary University city.

Stirling is well located in central Scotland being almost equidistant between Glasgow, Edinburgh and Perth. The city benefits from good transport links to include a mainline railway, bus depot and easy access onto the Motorway network.

From a local context the property is on the northern side of Upper Craigs near its junctions with Port Street.



## DESCRIPTION

The subjects comprise a mid terraced retail unit formed over the ground floor of a traditional three storey building. The property has recently been refurbished to a modern standard.

Internally, the subjects provide open plan retail/takeaway area together with a rear kitchen area and w.c. The property has been fitted out to a high standard and includes pizza oven, range, oven and extraction hood.

## THE BUSINESS

The Brindisi comprises a pizzeria, fish and chicken bar. The business has been operated by the current owner successfully for a number of decades and is only for sale due to the owners wish to retire.

The business shows good profit margins and is fully equipped with all the equipment being owned outright. The business benefits from a license for the sale of alcohol for consumption off the premises.

There is good scope to improve turnover and profit by opening longer hours, boosting online presence and taking advantage of the late license (3am).

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Jan 2020.

## FLOOR AREAS

From sizes taken from our inspection, we understand that the subject property measured in accordance with the RICS Property Measurement Professional Statement (Second Edition, May 2018) incorporating the International Property Measurement Standards and the RICS Code of Measuring Practice to extend to the following approximate gross internal area (GIA):

Ground Floor: 41m<sup>2</sup>/441ft<sup>2</sup>

## VAT

Vat will be payable where applicable.

## EPC

A copy of the EPC will be available upon request.

## CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to let or sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease or sale of the property.

## PROPOSAL

Offers in the region of £180,000 are invited for the Heritable (Scottish equivalent of Freehold) interest.

## RATING

The current rateable value is £12,400. Qualifying businesses will be able to benefit from 100% rates exemption subject to application.



## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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