

"WOOLPACK INN" 1-3 GLASSFORD SQUARE, TILlicoultry, FK13 6AU



WELL LET PUBLIC HOUSE INVESTMENT

The subjects are situated on the northern side of Glassford Square, adjacent to its junction with Upper Mill Street within an attractive residential area of Tillicoultry on the village's North western outskirts.

Tillicoultry comprises an established town within the Hillfoots area of Clackmannanshire lying astride the A91 road route approximately 10 miles to the East of Stirling and some 5 miles to the North East of Alloa.

- Prominent Corner Position
- Arterial Ramblers Route
- Centre of Residential Area
- Ground and 1st Floor
- Passing Rent: £12,000 per annum
- Price: £125,000 (G.I.Y 9.6%)



Location

The town provides a variety of Local Authority and private housing stock together with adequate local retail and associated facilities with more extensive provisions afforded within nearby Alloa which forms a principal centre for the surrounding district. Tillicoultry is also home to the Sterling Mills Furniture Complex and associated retail park, each of which attracts significant numbers of visitors to the town from a wide, surrounding catchment area.



Subjects

The subjects comprise a ground and first floor public house with dual "snug" areas at ground and first floors. The subjects are of traditional construction overlaid by a pitched tile roof. The subjects are accessed via a single timber doorway leading to the vestibule from which the snug, main bar and staircase is accessed. The main bar area is of an open plan nature with mixture of bench and loose seating with snug area accessed to the rear adjacent to the storage room and cellar, the ground floor accommodates the ladies w.c. facilities.

The 1st floor is accessed via a single timber staircase leading to the main hallway with secondary private bar/ snug accessible to the right and gents w.c. and kitchen area accessible to the left.

FLOOR AREA

The subjects have been measured on a G.I.A basis and have been calculated to offer the following;

Total: 146sqm (1,572sq ft)

INVESTMENT

The subjects have been let on a new full repairing and insuring lease paired with a schedule of condition report.

Tenant Covenant Info Available on Request

Term: 5 years with option to extend

Rent: £12,000 per annum

Payable: Monthly in advance

Tenant Break: 3rd anniversary

It should be noted the tenant in-situ has occupied the subjects for a considerable period of time with rolling licence agreements and has been very keen to secure a formal lease. A copy of which can be made available on request.

PROPOSAL

Our client is offering their freehold interest in the subjects for £125,000

V.A.T.

The subjects have been elected for V.A.T. however the transaction may be treated as a Transfer of a Going Concern. Further information available on request.

E.P.C. Available on request.

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