

FOR SALE

Established Bar & Restaurant Set Within Heart of Central Scotland



The Cornhill Inn

32-34 High Street, Bonnybridge, FK4 1DA

Offers in the region of £395,000 - Freehold

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

- **Highly Accessible Town Centre Location**
- **Established & Successfully Operated Family Business**
- **Presented in Walk-in Condition**
- **Excellent Hospitality & Accommodation Provision Including Bar, Games Area, Restaurant & 7 En-Suite Letting Bedrooms**
- **Generous Private Car Parking & Well-Appointed Beer Garden**



INTRODUCTION

Situated in the heart of Bonnybridge, a traditional town in Central Scotland, The Cornhill Inn presents an excellent opportunity to acquire an established pub and hotel with a strong sense of local identity and community character. Bonnybridge has a long and varied history, with the town and surrounding area historically shaped by agriculture, industry, and particularly the paper making trade. Today Bonnybridge enjoys, a convenient position between the larger towns of Falkirk and Stirling, making it an accessible location for both residents and visitors exploring the wider Scotland area.

At the centre of the town, the Cornhill Inn occupies a prominent and familiar position within the local community. The property has the character of a traditional Scottish Pub and hospitality business, offering a welcoming environment in which customers can enjoy a drink, a meal or a relaxed evening. The business also provides letting accommodation, making the business suitable for both local trade and visitors travelling through the area.

Bonnybridge's location is particularly convenient for those wishing to explore Central Scotland. Situated within easy reach of both Falkirk and Stirling, the town provides access to a wide range of attractions, leisure facilities, historic sites and transport links. The surrounding area offers an attractive mix of countryside and established towns, providing opportunities for walking, sightseeing, cycling and exploring Scotland's rich industrial and cultural heritage.

Due to personal reasons our clients now want to pursue other interests and wish to sell the business. The opportunity offers a purchaser the chance to take on an established hospitality premises with an existing identity and an important place within the local community. There is also scope for an incoming owner to develop the business further, subject to the appropriate consents, whether through enhancing the food and beverage offering, developing the accommodation, introducing new events or promotions, or simply building upon the existing customer base and reputation.

THE PROPERTIES

The Cornhill Inn is a traditional 2 story blonde sandstone building. In walk in condition the Inn offers a well-appointed bar with games area, restaurant and 7 en-suite letting bedrooms. A beer garden is located to the side of the property.

ACCOMMODATION SUMMARY

We have summarised the accommodation as follows: -

Public Areas

- Hardies Public Bar
- Restaurant
- Function Room

Service Areas

- Fully Fitted Kitchen
- Storage Areas

Letting Accommodation

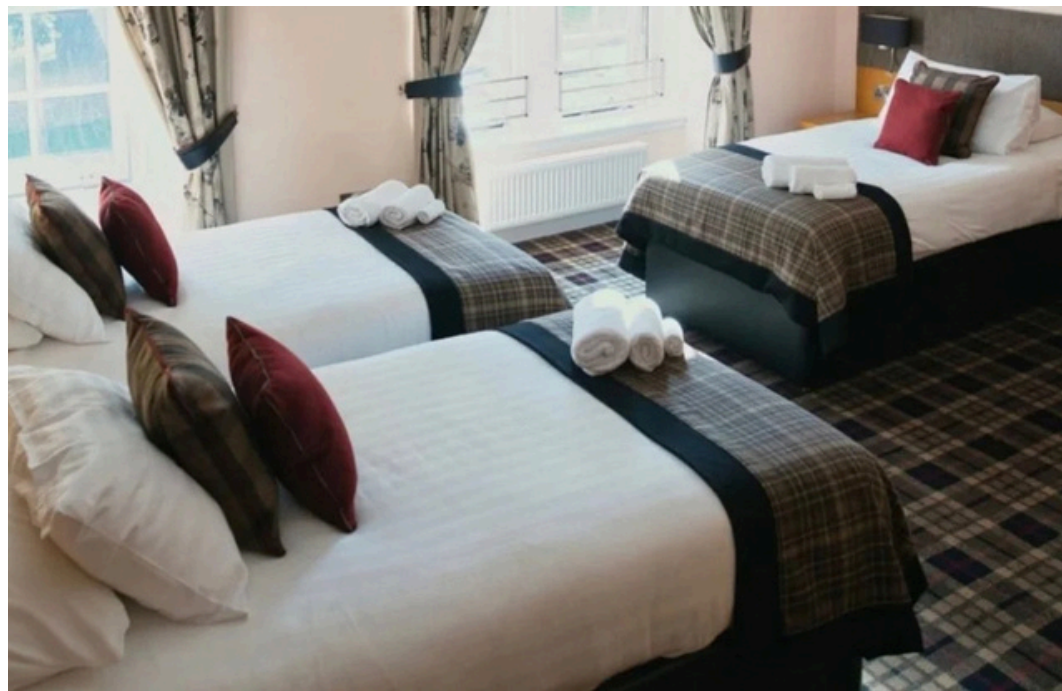
There are 7 en-suite Letting Bedrooms, which can be summarised as follows:-

- Single Bedroom
- Twin Bedroom
- Double Bedroom
- Family Bedroom
- All bedrooms are en-suite

Outdoor Areas

- Large Beer Garden
- Smoking Area
- Public Car Park





TRADE

The business shows good turnover and accounts can be made available to interested parties after a formal viewing.

LICENCE

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

WEBSITE/RATINGS

<https://www.thecornhillinn.com/>

Trip Advisor — 4.4 Very good

Trip Advisor - Rated #2 of 16 Restaurants in Bonnybridge

Booking.com — 8.5 Very good

Trivago — 9.0 Excellent

SERVICES

Services are still to be confirmed



ENERGY PERFORMANCE CERTIFICATE

Cornhill inn - EPC Rating - G

RATEABLE VALUE/COUNCIL TAX

The Rateable Value is still to be confirmed

TENURE

Heritable (Freehold)/Outright Ownership]

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.

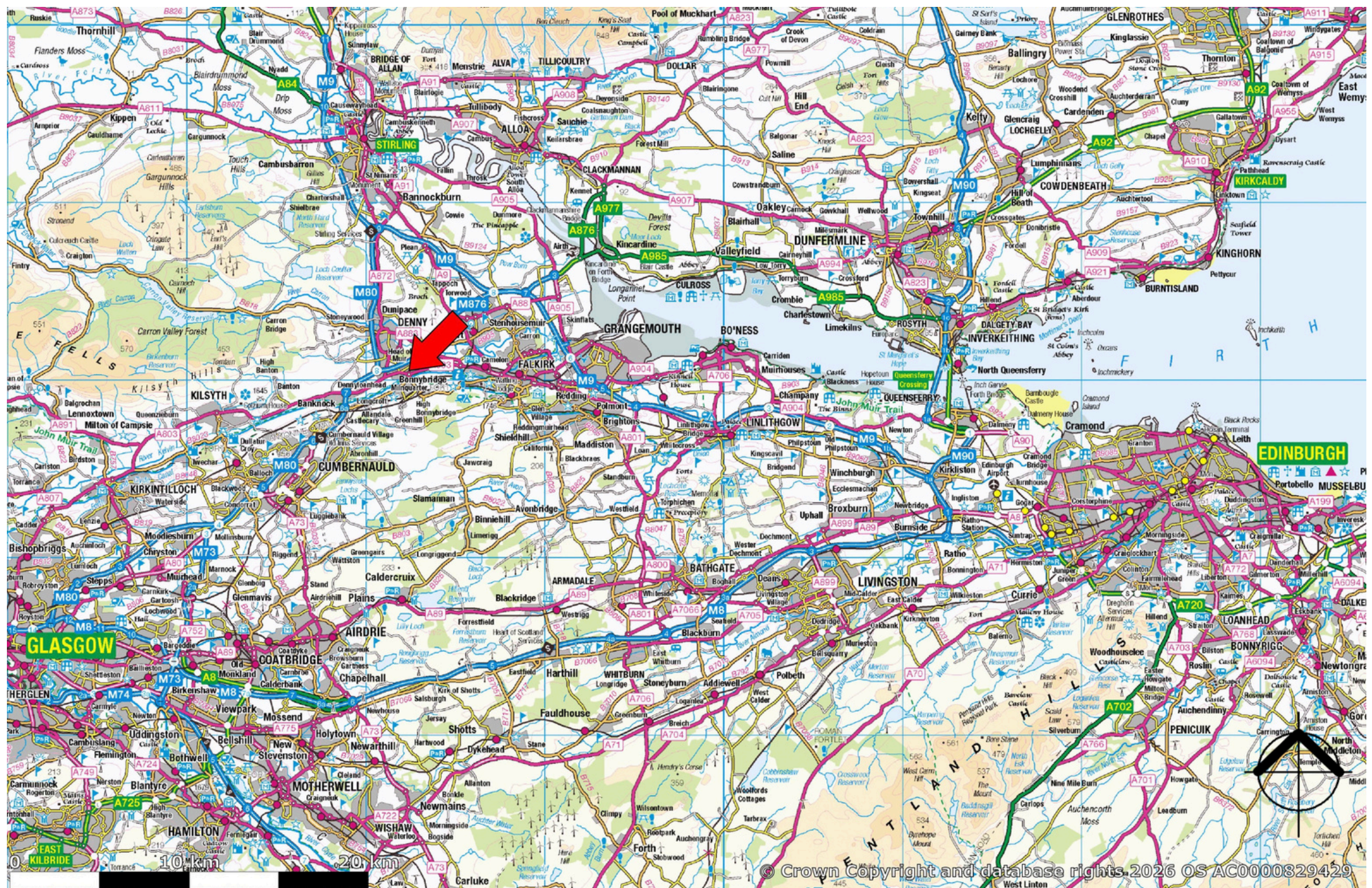


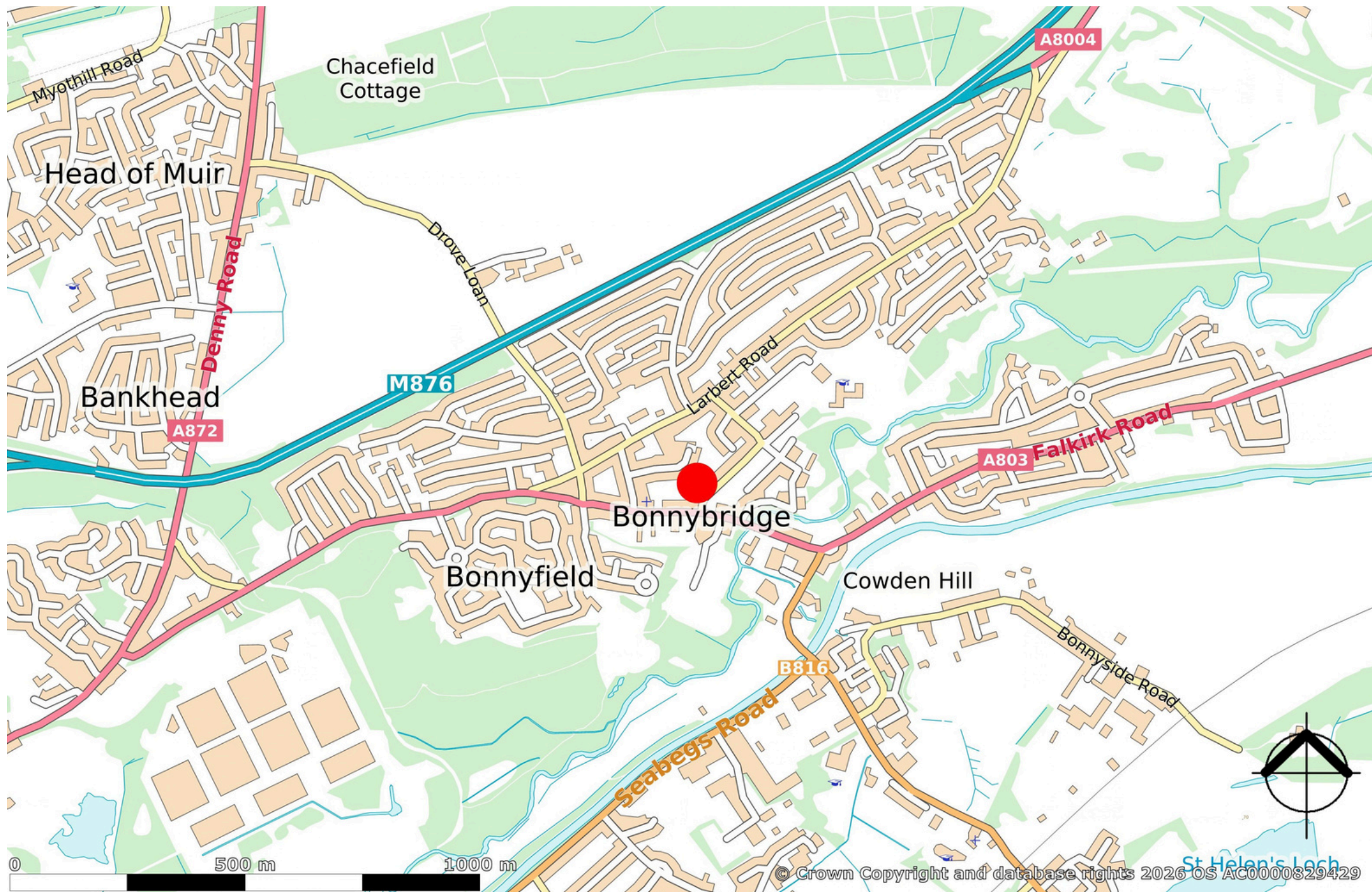
EXCLUSIONS

Personal effects of the vendors. Standard industry items held under lease or lease purchase arrangements.

ANTI-MONEY LAUNDERING (AML)

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.





PRICE

Offers in the region of £395,000 are invited for the **freehold 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 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 addresses below:

To arrange a viewing please contact:

Graham + Sibbald

40 Torphichen Street, Edinburgh, EH3 8JB



MARTIN SUTHERLAND

Licensed Trade & Business Agent - Hotel + Leisure

Martin.sutherland@g-s.co.uk

07768 704 203



KATIE TAIT

Associate - Hotel + Leisure

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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.

Date published: **September 2026**

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