DM HALL

For Sale

Business For Sale - Public House

The Wheatsheaf Inn, 3 Broad Street, Denny FK6 6DX

95.23 sq m
(1,025 sq ft)

- Well established public house
- Easily managed lifestyle business
- Benefits from a large beer garden
- Situated on a prominent location
- Offers over £165,000 are being sought for the heritable asset, goodwill, fixtures and fittings

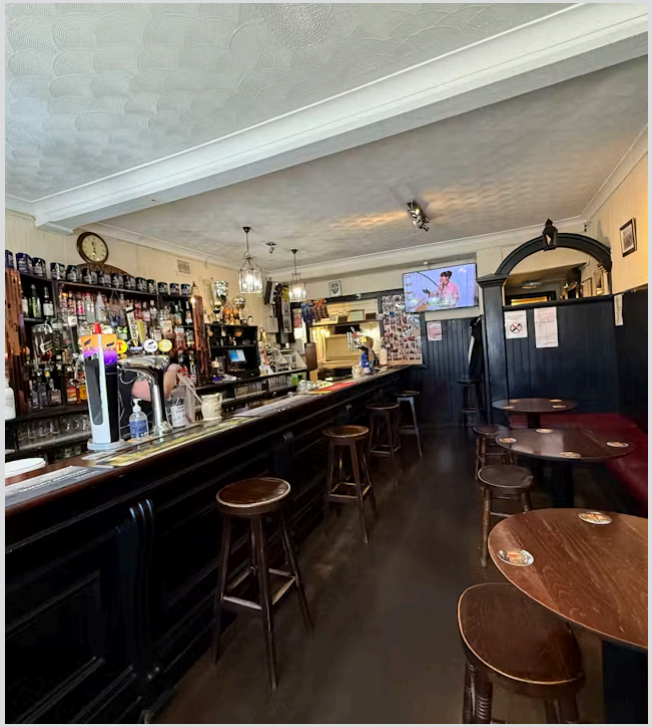
LOCATION

The subjects are situated on the north side of Broad Street within the town of Denny. Surrounding occupiers are a mix of commercial and residential in nature.

Denny is an established town within Central Scotland lying at the junction of the A883 and the A872 road routes approximately six miles west of Falkirk and some seven miles south of Stirling.

The town's position within the Central Belt ensures that Denny benefits from excellent road communication links, with Junction 1 of the M876 lying approximately 1.5 miles to the east. The M8 runs to the western side of the town and connects with the M876 to the south.

Broad Street forms part of the A883 and the subjects are situated at the junction with Glasgow Road.



DESCRIPTION

The Wheatsheaf is an attractive mid-terraced public house arranged principally over the ground floor, complemented by a separate detached store and substantial beer garden to the rear.

Internally, the property provides direct access into the main public bar, which leads through to a comfortable lounge area. Customer WC facilities are also located at ground floor level.

The cellar is conveniently accessed from behind the bar and benefits from air conditioning. Direct pavement access provides convenient access for deliveries and servicing.

To the rear of the property is a separate detached ground floor store, contained within a traditional two-storey stone building, providing useful ancillary storage accommodation.

The property further benefits from a large enclosed beer garden to the rear, providing valuable external customer seating and amenity space.

THE BUSINESS

The Wheatsheaf is a long established licensed public house occupying a prominent position within the village of Denny.

The business trades throughout the year, seven days a week, with opening hours from 11.00am to 12.00 midnight, Sunday to Friday, and 11.00am to 1.00am on Saturday.

The business operates on a fully wet-led basis, with no food offering currently in place, providing a straightforward and well-established trading model.

The property benefits from a large beer garden to the rear, providing an attractive external customer area.

The majority of custom is derived from the established local catchment, with the business benefiting from its prominent village location and loyal local customer base.

TRADING FIGURES

Full accounts information will be made available to interested parties, following a formal viewing.

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

VAT maybe charged on the property.

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON-DOMESTIC RATES

Rateable Value: £19,600

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

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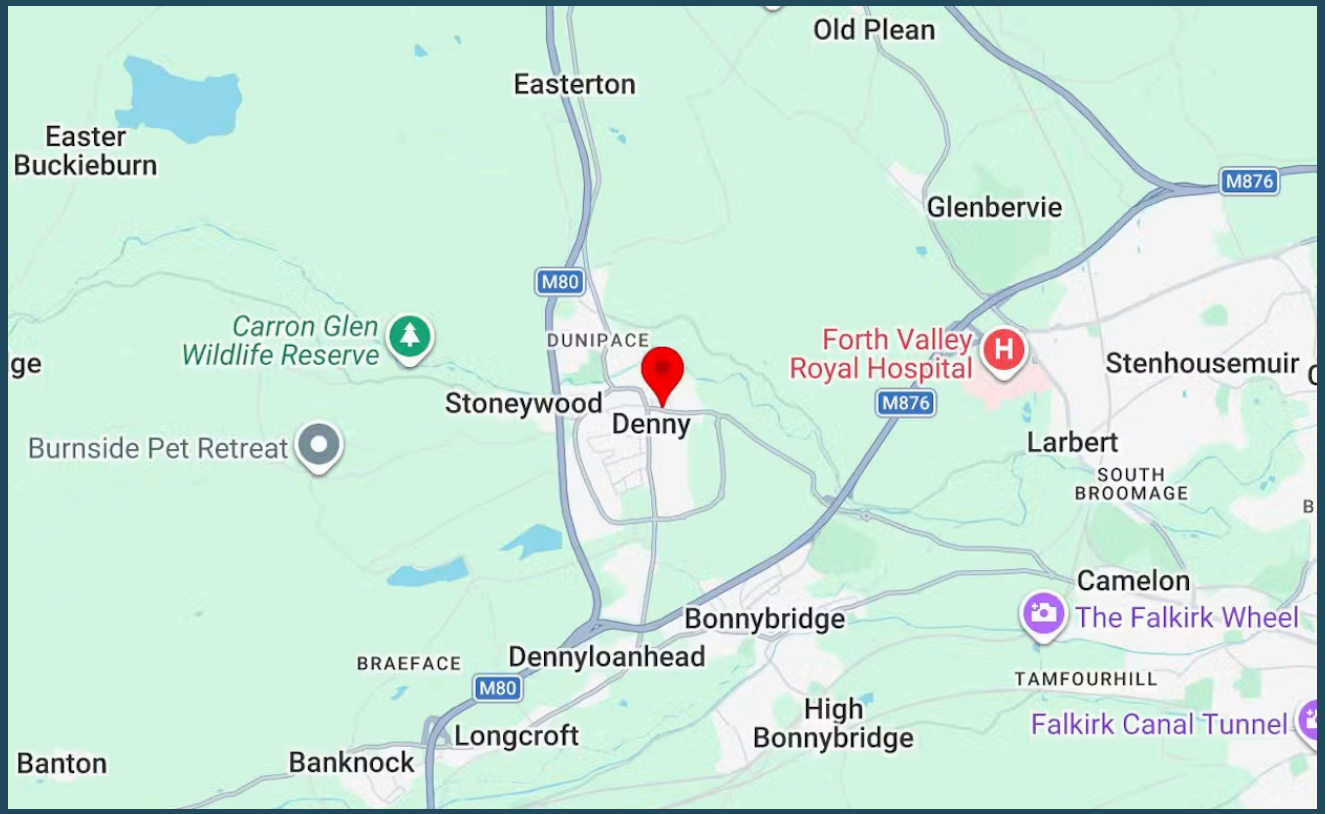

Make an enquiry

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PROPERTY REF: ESA3963

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