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FOR SALE
Investment

8 HIGH STREET, BONNYBRIDGE, FK4 1DA

Licensed bar restaurant / bar freehold investment for sale in Bonnybridge

- Town centre location
- Main arterial route
- New 10 year FRI lease
- Offers over £195,000
- Net Initial Yield of 10%
- VAT free investment



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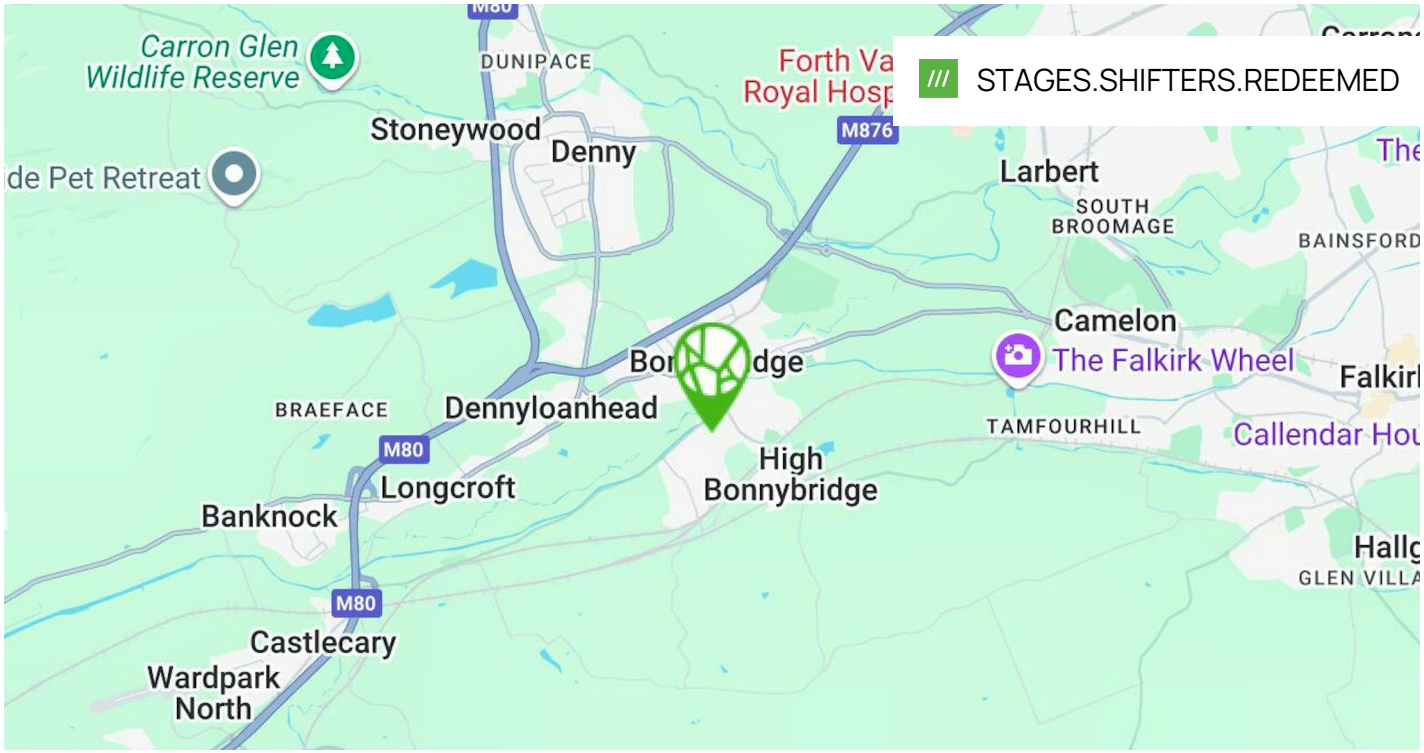
LOCATION

Bonnybridge is an established town within the Central Belt which lies astride the A803 road route approximately 5 miles west of Falkirk and immediately adjacent to the M876 motorway. The town provides a typical range of local retail and associated facilities with the property lying on the main thoroughfare of the town.

The property is located in a town centre position on the northern side of High Street, immediately to the west of Main Street, within the heart of Bonnybridge's main commercial centre. Nearby occupiers include Scotmid, Bamboo Garden and William Hill.

DESCRIPTION

The subjects comprise two ground floor interlinked and symmetrical buildings used as a restaurant with a licensed beer garden to the rear. The properties are accessed via twin leafed recessed pedestrian doors which lead into the waiting areas. The entire restaurant is currently undergoing a full renovation to a high standard with a new bar, extensive dining area with booth seating. Office accommodation, customer and staff welfare facilities are provided.





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THE BRIDGE INN


William HILL
THE BRIDGE INN

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ACCOMMODATION

The accommodation comprises the following areas:

NAME	SQ FT	SQ MAVAILABILITY
Ground	2,760	256.41Available
Total	2,760	256.41

OFFERS

Offers in the region of £195,000 are invited for the heritable interest (Scottish equivalent to English Freehold) subject to the lease agreement in place. Based on a rental income of £20,000 per annum a purchase at this level would reflect a net initial yield of 10%.

TENANCY

The property is let on a new 10 year full repairing and insuring lease that commenced in February 2024, at a rent of £20,000 per annum. The lease incorporates a tenant break option at the 5th anniversary. The rent is subject to an open market rent review on the 3rd anniversary.

EPC

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

RATEABLE VALUE

£23,500 according to the Scottish Assessors Association Portal.

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

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