

TO LET/FOR SALE

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87 HIGH STREET, DUNBLANE FK15 0ER

- OFFERS OVER £325,000
- AWARD WINNING TRADING TEAROOM
- 1,231 SQFT
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- PRIME LOCATION
- HIGH LEVELS OF PASSING TRADE

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LOCATION

Dunblane is a town in the council area of Stirling in central Scotland. It is a commuter town, with many residents making use of good transport links to much of the Central Belt, including Glasgow and Edinburgh.

The town is served by Dunblane railway station, which has regular services to Stirling, Perth, Glasgow and Edinburgh. It is also a stop on the Caledonian Sleeper from Inverness, and several other long distance trains to Aberdeen, Dundee, Inverness, and even London. Dunblane is the northernmost station of Network Rail's Edinburgh to Glasgow Improvement Program, which includes electrification. Dunblane is the point at which the M9 motorway ends and joins the A9 dual carriageway north towards Perth.

The subjects are located on the northern side of High Street between its junctions with The Cross and Sinclair Street.

EPC

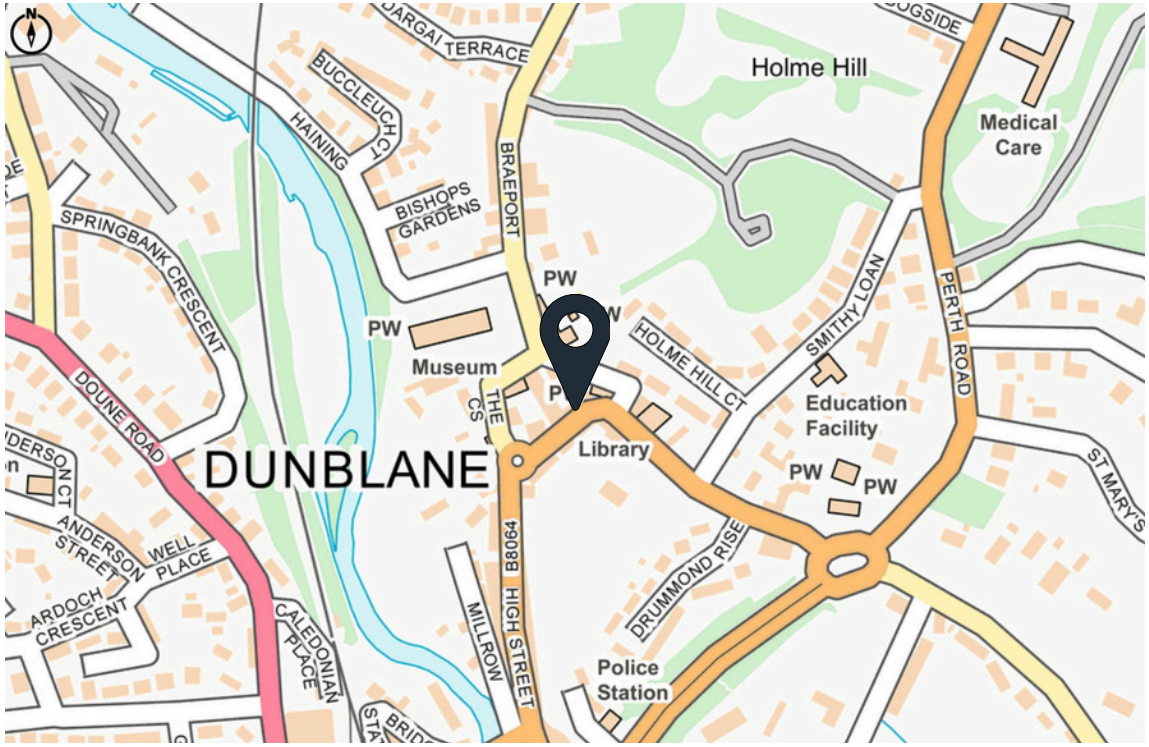
A copy of the EPC will be available upon request.

PROPOSAL

Offers over £325,000 are invited for the freehold trading interest.

Our client is also willing to consider a leasehold sale of the trading business. Please contact us to discuss a proposal.





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DESCRIPTION

The subjects comprise an end terraced café formed over ground and lower ground/basement levels. The building is of stone construction surmounted by a pitched and slated roof.

Internally the property provides a good sized café seating area split over a number of areas, kitchen and 2 w.c's at ground floor level. The lower ground floor provides kitchen area and storage.

Additional storage is provided in the basement floor. To the rear of the property is a car parking space.

BUSINESS

Another Tilly Tearoom is a well-established and highly regarded independent café and tearoom having been named 'Best Loved Cafe of the Year' at the Scottish Cafe & Bakery Awards 2026, alongside receiving the Tripadvisor Travellers' Choice Award 2026, placing it among the top 10% of establishments worldwide. The business also holds a Gold Seal from the Good Food Awards 2025/26. The business has built an excellent reputation for its warm and welcoming atmosphere, quality homemade baking and freshly prepared food, attracting both a loyal local customer base and visitors to the area.

The tearoom offers a varied menu of breakfasts, light lunches, homemade soups, cakes and traditional afternoon teas. In addition to its popular café offering, the business provides outside catering and home baking services for private functions and events, creating additional revenue opportunities.

Benefiting from its central High Street location, established reputation and diverse offering, the business presents an attractive opportunity for an incoming operator to acquire a successful hospitality business with potential for further growth and development.





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FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate net internal area (NIA):

Ground Floor: 62.9m²/677ft²
Lower Ground Floor: 51.5m²/554ft²

TOTAL: 114.4m²/1,231ft²

RATING

Rateable Value £6,300.

PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Stirling Council Planning Department.

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 sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.







DISCLAIMER

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. Published November 2026.

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VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

SANDY FALCONER
BSc (Hons) MSc MRICS

STIRLING: 01786 234 000

PERTH: 01738 230 200

EMAIL: info@falconerproperty.co.uk

www.falconerproperty.co.uk