

# INVESTMENT



# FOR SALE

47 Main Street, Doune, FK16 6BW

- Well presented retail/restaurant premises
- Class 3 Hot Food Consent
- Current passing rental of £8,100 per annum
- Offers of £100,000 exclusive invited



[dmhall.co.uk](http://dmhall.co.uk)

Commercial Department  
Unit 6a, The Courtyard, Callendar Business Park  
Falkirk FK1 1XR 01324 628321

**LOCATION:**

The subjects are located on the northern side of Main Street, at its junction with King Street, lying to the eastern periphery of Doune's main village centre.

Doune itself comprises an established town within Stirlingshire lying at the junction of the A84 and A802 road routes on the northern banks of the River Teith. The town lies approximately 7 miles north east of Stirling and some 3 1/2 miles west of Dunblane and provides a variety of local authority and private housing stock together with adequate local retail and commercial facilities.

Doune lies astride one of the main arterial road routes linking the central belt with the western highlands and therefore benefits from adequate tourist visitors during the summer months. Whilst the town enjoys a semi-rural position, Doune offers easy accessibility to the central Scotland motorway network with junction 11 of the M9 approximately 3 1/2 miles to the south east.

The location of the subjects are shown on the appended plan.

**DESCRIPTION:**

The subjects comprise a ground floor retail/restaurant premises contained within a 3 storey and corner building which is of traditional pointed stone construction contained under a pitched and slated roof.

The retail frontage to the main street comprises timber/glazed entrance doors together with a series of timber framed display windows with a further entry door and display window incorporated to King Street.

Internally the subjects are arranged to provide a main restaurant area together with commercial style kitchen, pantry and toilet facilities.

**ACCOMMODATION:**

We summarise the accommodation as under noted:

Net internal area 44.30 sq. m (477 sq. ft.)

The above calculated area has been calculated for our agency purposes only and should be used for no other purpose.

**RATEABLE VALUE:**

Having regard to the Scottish Assessors Association website we note that the subjects are entered into the current Valuation Roll at a rateable value of £5,200.

The Small Business Bonus Relief Scheme was introduced on the 1st April 2008 and will remain in force for 2019/2020 and, given the rateable value of this suite, eligible businesses will benefit from 100% discount.

**LEASE TERMS**

The subjects are presently let and running on tacit relocation under internal repairing and insuring terms which is now renewing annually on the 17th September 2022 with a passing rental of £8,100 per annum exclusive.

**PRICE:**

Offers of £100,000 exclusive are invited for the benefit of our client's absolute ownership.

**VIEWING:**

Strictly by arrangement with the sole letting agents.

**VAT:**

All prices quoted are exclusive of VAT which maybe chargeable.

**ENERGY PERFORMANCE:**

A copy of the Energy Performance Certificates (EPCs) for the subjects is available upon request.

**LEGAL EXPENSE:**

Each party will be responsible for the payment of their own legal costs. The incoming tenant will be responsible for the payment of any LBTT, registration dues and VAT incurred.

**OFFERS:**

All offers should be submitted in strict Scottish Legal Form to the Falkirk Office.

**FURTHER INFORMATION:**

All offers should be submitted in strict Scottish Legal form to the following offices:

DM Hall LLP  
Unit 6a  
The Courtyard  
Callendar Business Park  
Falkirk  
FK1 1XR

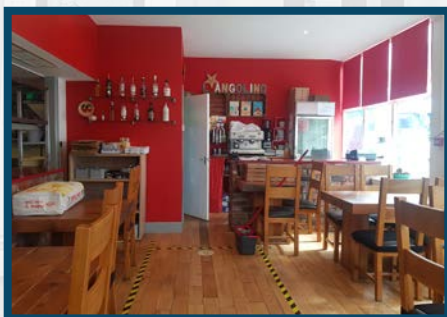
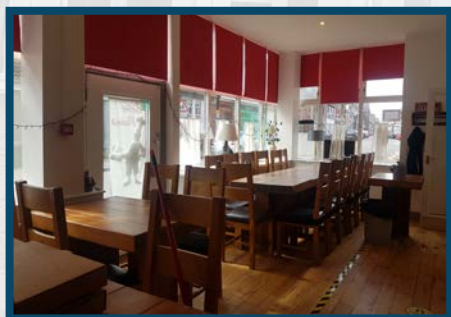
Tel: 01324 628321

EMAIL: michael.mcintyre@dmhall.co.uk  
rachel.mccall@dmhall.co.uk

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

Ref: ESA2427

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**IMPORTANT NOTE**

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