



FOR SALE - FREEHOLD

Station Hotel
2 Foundry Loan
Larbert
FK5 4AW

Guide price £775,000



Executive Summary

- Freehold Public House with bedrooms
- <https://stationhotellarbert.com/>
- Detached property with private car park and beer garden
- Popular traditional public bar
- Lounge bar
- Private function space
- Adjacent Larbert train Station on busy central Scotland trainline
- Development potential with first floor rooms
- Last full year draught barrelage (pre Covid-19) 300+
- High turnover
- Opportunity to increase food sales and improve letting accommodation
- Retirement sale

Location

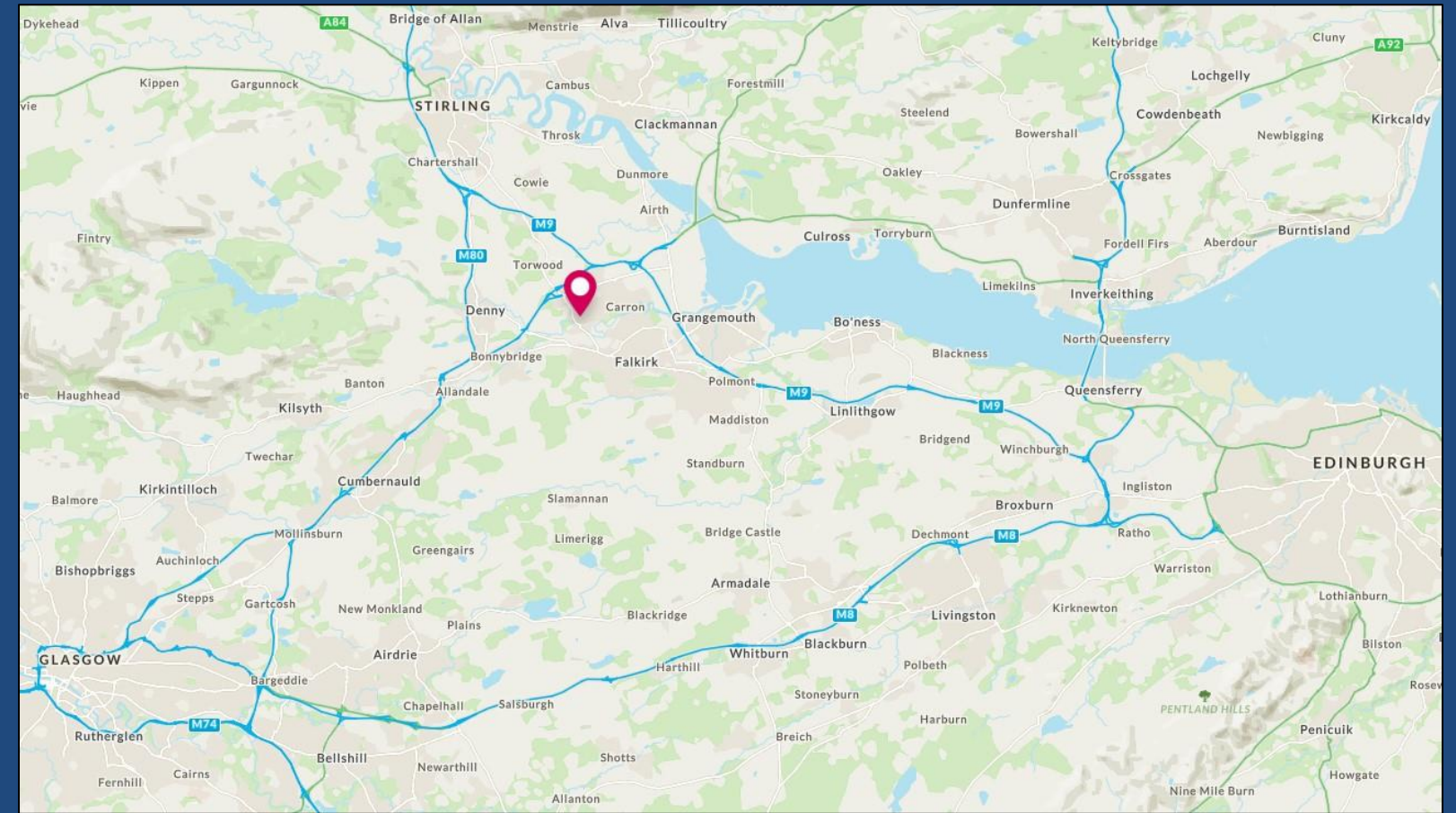
The Station Hotel in Larbert is a well established Public House having been purpose built as a hotel in 1856. situated on Foundry Loan which runs immediately opposite Larbert train station on the Central Scotland trainline connecting Glasgow, and Edinburgh to the south with Stirling, Perth and Inverness to the north.

Larbert is a popular commuter town surrounded by other Central Belt towns such as Falkirk, Grangemouth, Denny, Plean and Stirling. The local population is approximately 11,400 with a very large residential catchment area. Nearby attractions include the Falkirk Wheel, a unique feat of engineering on the Glasgow to Edinburgh canal, and The Kelpies and Helix park, popular with families.

Forth Valley Hospital is situated a short distance to the west of the property which is part of an established leisure circuit in the town.

Station Hotel drive times:

- Edinburgh: 40 mins
- Glasgow: 30 mins
- Stirling: 20 mins
- Falkirk: 5 mins



Description

The Station Hotel is a custom built small hotel of traditional construction (1856) set beneath a variety of pitched and slated roof arrangements. The front of the property includes a private car park and provides access to the hotel reception and separately to the public bar. The bar carries a traditional theme with large bar servery and fixed seating with a selection of moveable furniture. A large gantry display is presented to the rear of the bar counter. Multiple televisions are provided with live sport regularly broadcast.



Public Accommodation

To the rear of the main public bar is a dining area (24 covers), the pub has only recently started serving food again since lockdown ended, which has proved extremely popular with the local client base.

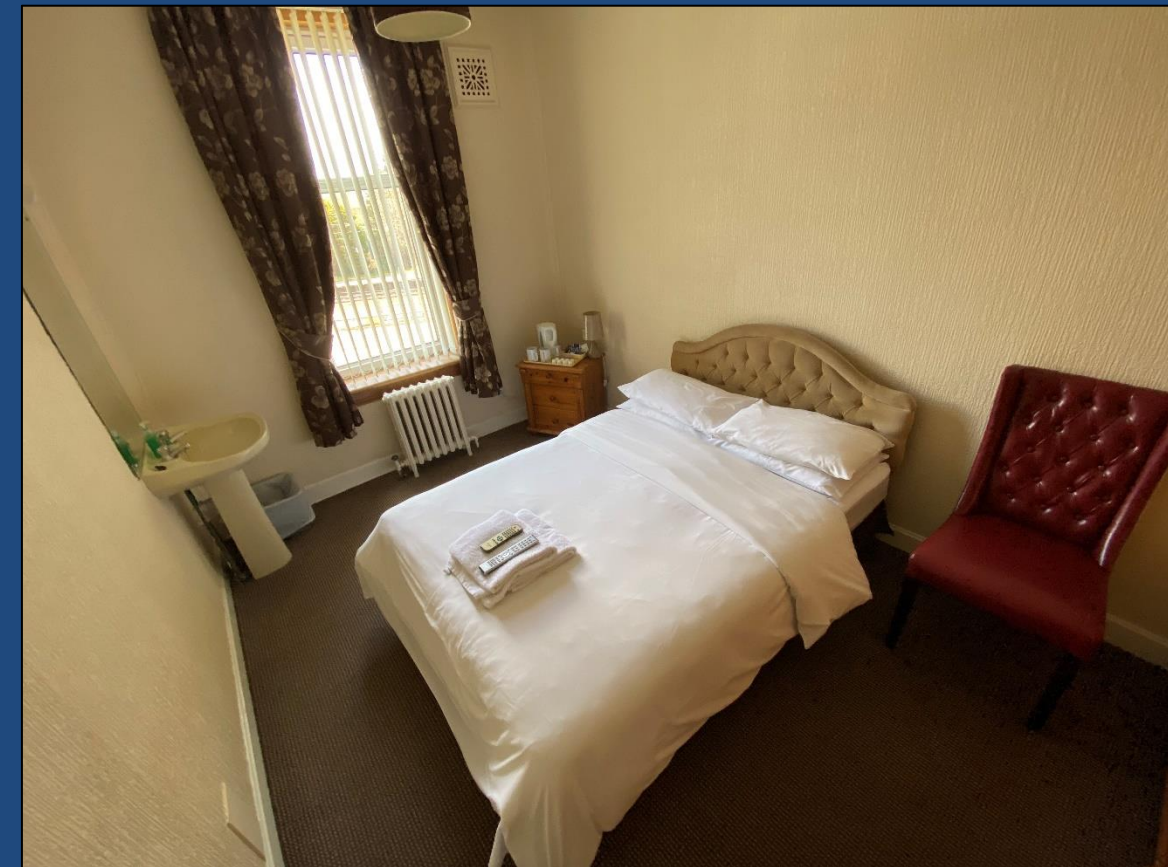
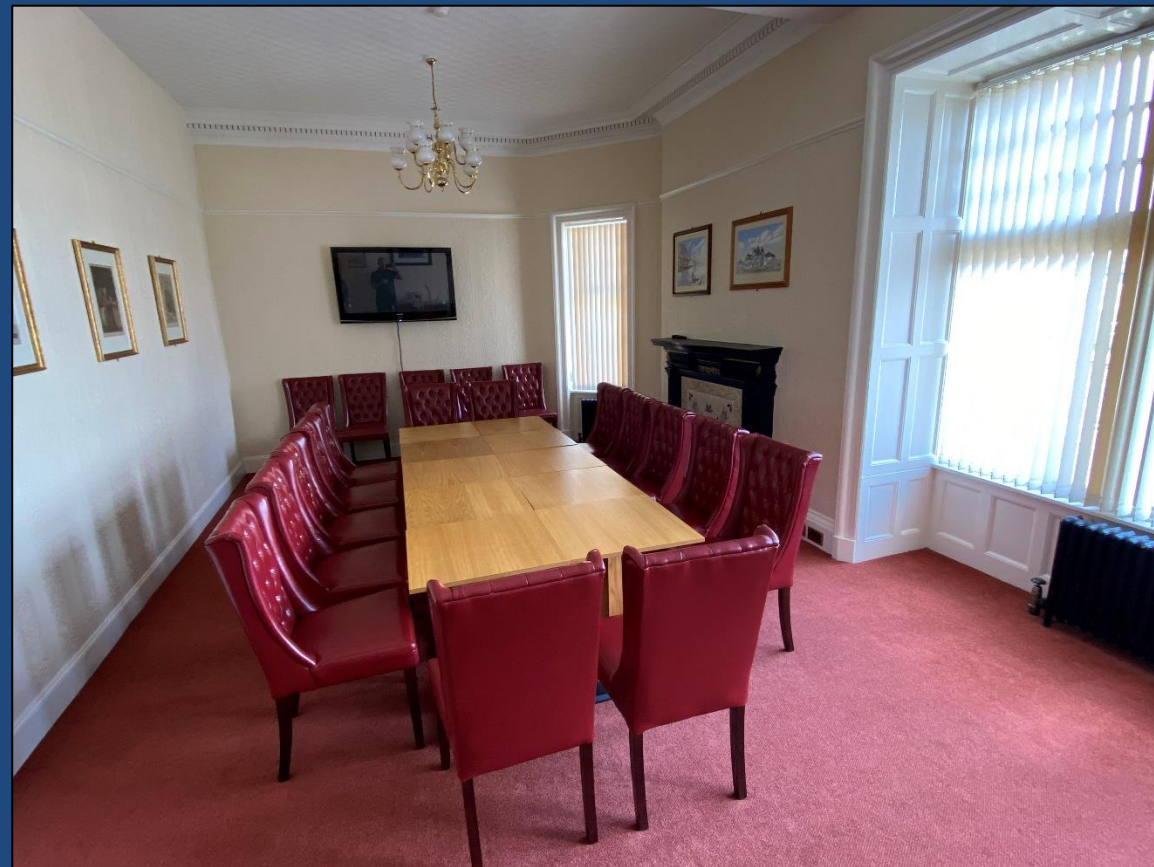
The central reception area at ground floor level provides access to the lounge bar which is used for supplementary seating during busy times. An office is also provided to the rear of the reception area.

A fully fitted commercial kitchen and toilets are also provided at ground floor level, along with toilet facilities.

The first floor includes a further lounge area, set on a split level basis, which is popular for private events and functions.

A meeting room is also provided at first floor level.

There are currently 9 bedrooms available at first floor although not all benefit from ensuite facilities and would benefit from modernisation.



Opportunity

The business has been owned and operated by the current proprietor for over 20 years and is well established in this location, benefitting from its proximity to Larbert Train station, being popular with locals either enjoying a local night out or traveling by train to or back from nights out in the cities of Glasgow or Edinburgh. The pub is also very popular with locals for live sporting events showed on various screens throughout the property.

A large paved beer garden area is provided to the rear of the property which can also cater for a semi-permanent marquee for events. There is the potential to add additional external licensed space within the private car park to the front of the property, which benefits from longer sunlight hours.

Food has recently started being served again and is proving popular with customers, this is an avenue that could certainly be established and grown. The bedrooms are used sporadically for paying guests and there is significant potential to increase sales and profitability by upgrading and developing the bedroom space to provide ensuite apartments for short to medium term guests.



Price

Guide price £775,000 for the freehold going concern.

Finance

We 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.

Viewing

Strictly by appointment only. No approach to be made to the property or members of staff.

Staffing

The business is owner operated along with some full and part time staff. Contract details can be provided on request.

Rateable Value

The Rateable Value (Effective 2017) is £35,500

EPC

EPC Rating G, available on request.

The Business

Draught Barrelage consistently 300+ with additional packaged products.

Profit and Loss information provided to serious parties on viewing the property.

Freehold going concern, all staff (with the obvious exception of the owner) will pass on with a purchase under TUPE legislation. Staff contracts available along with trading info on viewing.

All enquiries:

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