

# FOR SALE Licensed Restaurant Opportunity

Bridge Street Kitchen, 24 Bridge Street, Dollar



## Executive Summary

- Superb turnkey opportunity
- Prominent roadside location
- Fully fitted premises (currently closed)
- 40 covers internally
- Fully fitted commercial kitchen
- Pizza oven
- Storage, WC's
- Outside seating – 12 covers
- Guide price £189,950 (Freehold)
- May let, new lease also available by negotiation





### Location

Bridge Street Kitchen is located on the north side of Bridge Street forming part of the A91 in central Scotland. Dollar is an affluent village situated beneath the Ochil Hills, some 12 miles east of Stirling. Drive time to St Andrews and Edinburgh is less than an hour with Glasgow being a 45 minute drive away.

### Description

The restaurant is contained within the ground floor of a two storey terraced property with an unrelated residential apartment above. The kitchen is contained within a single storey extension to the rear.

The open plan dining area has a timber lined floor and a selection of movable furniture with 40 covers provided internally. 12 covers are available in the fully licensed outside area to the front of the building.

A fully fitted and functional commercial kitchen is provided.

2 WCs are provided within the corridor linking the restaurant with the kitchen

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken. A list of Partners can be obtained from any of our offices. Date of Publication: July 2023

### Rateable Value

The Rateable value (2023) is £8,700, benefitting from Full Rates Relief.

EPC Rating - G

### Services

All mains water, gas and electricity

### Price

**Guide price £189,950**

New Lease Premium to include all equipment, fixtures & Fittings - £30,000 Annual Rent £16,000, incentives available

All enquiries: Stuart Drysdale, Director

Email: [stuart@drysdaleandcompany.co.uk](mailto:stuart@drysdaleandcompany.co.uk)

Mobile: 07851 317 186

[www.drysdaleandcompany.co.uk](http://www.drysdaleandcompany.co.uk)