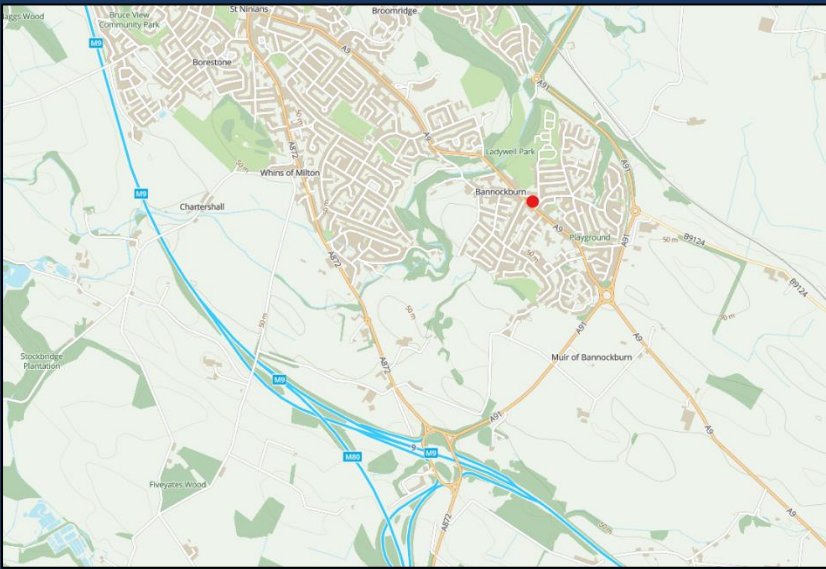


# FOR SALE

## The Empire Bar, 12 Quakerfield, Bannockburn, FK7 8HY



- Freehold public house for sale
- Ground floor public bar
- Pool room
- External seating area
- Storage garage
- First floor owner's / manager's flat with separate access. 3 beds, lounge, kitchen and bathroom.
- Town centre location, good catchment area
- Asking price **£235,000**



- The Empire Bar presents an excellent opportunity to acquire a well established wet led business, with a good catchment area in central Bannockburn, a short distance from Stirling city centre.
- The business was previously let to an unrelated third party and as such no formal business accounts are available. The property is being sold with vacant possession.
- A traditional bar area is provided at ground floor with a large central counter and rear gantry. A selection of fixed and moveable seating is available throughout and the room benefits from an open wood burning stove. A separate pool room is provided to the rear of the public bar, along with toilets.
- Outside seating is provided along with a large storage garage.
- Access to the flat is taken from the rear of the property through a single door and internal stairway. The flat includes a kitchen, lounge, 3 good sized bedrooms and a bathroom.

All enquiries:

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#### Price

Guide price £235,000 to include public house and separate residential apartment

#### Rateable Value

The Rateable Value (2023) is £22,500  
Flat – Council Tax Band D

EPC Rating - G

IMPORTANT NOTICE

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: February 2024