



Royal Hotel (Vacant)

Ref: 6846676

55 Henderson Street, Bridge of Allan, FK9 4HG

Freehold: £1,250,000

Site area extends to 0.81 hectares (2.0 acres)

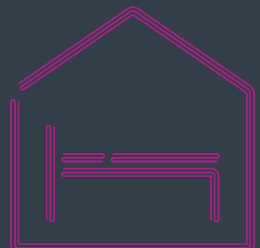
Prominent position in town centre

Desirable location, minutes drive from M9

Development or reinstatement to Hotel use

Historic residential planning - 20/00364/LBC

Energy Rating G



The property is a detached three storey listed building constructed in the Victorian era as a purpose built hotel which has been extended over the years. The Listed property is now closed and vacant with residential planning in place to form 11 residential apartments and 12 townhouses however, this is due to lapse in January 2024 - 20/00364/LBC. Although change of use may be available, it is worthwhile noting that there is a great opportunity, and with the right amount of investment, to reinstate as a thriving boutique hotel within an affluent community.

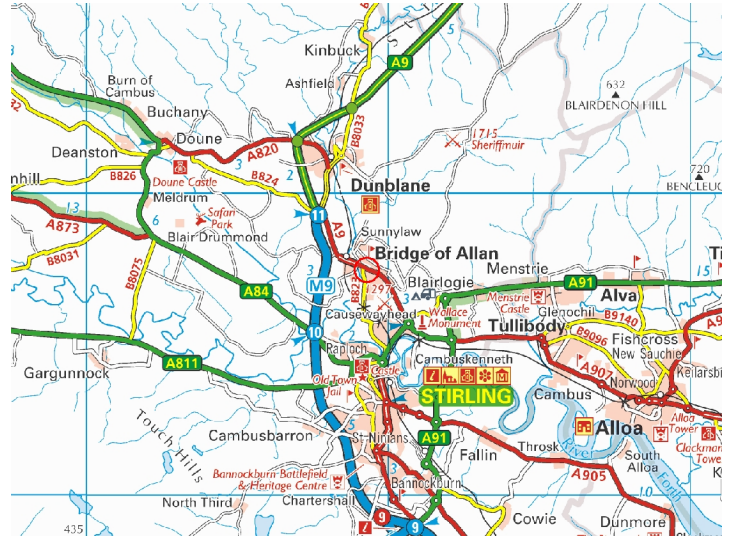


Location

The former Royal Hotel benefits from a prominent roadside location on Henderson Street, forming part of the A9, the main route through the town of Bridge of Allan.

The affluent community and University town is 10 minutes from Stirling City Centre, and benefits from easy access to the M9 and central Scotland motorway network. Bridge of Allan also has its own train station which is a short distance north of the property, with regular services north to Inverness and south to Edinburgh and Glasgow via Stirling.

Stirling University, with around 12,000 students, is located a mile to the east of the property. A wide range of local amenities are provided within the town centre including hotels, shops, bars and restaurants. The property is also situated within the catchment of Bridge of Allan Primary School and Wallace High School, both of which are well regarded state schools.



The Opportunity

This is a great opportunity to acquire an impressive category c property which offers the potential to reopen as a hotel, aparthotel or redevelop for residential use as planning was previously in place until recently for a combination of both apartments and townhouses. The current layout of the property could easily be reconfigured to suit a residential scheme.

There are a lack of development opportunities available within this area which therefore presents a rare chance to purchase a well positioned property in the heart of this affluent town which also benefits from having excellent transport links to both Edinburgh and Glasgow.

Internal Details

Formerly trading as a hotel, the property consisted of:

- 34 ensuite letting rooms, 5 singles, 14 twin / doubles, 10 double executive rooms and 5 suites
- Dining room catering for around 80 covers
- Lounge bar & grill catering for around 60 covers
- Function room to accommodate for up to 180 covers
- Two private meeting/dining rooms were situated on the first floor, one can accommodate 60 with the other catering for 20

External Details

The property sits in a site extending to over two acres and includes surfaced car parking to both sides of the property which could accommodate up to 50 cars. As outlined in the title, the wooded area to the rear of the property is also included within the sale.

A large elevated deck area (80) is to the rear of the larger car park at the right of the property.

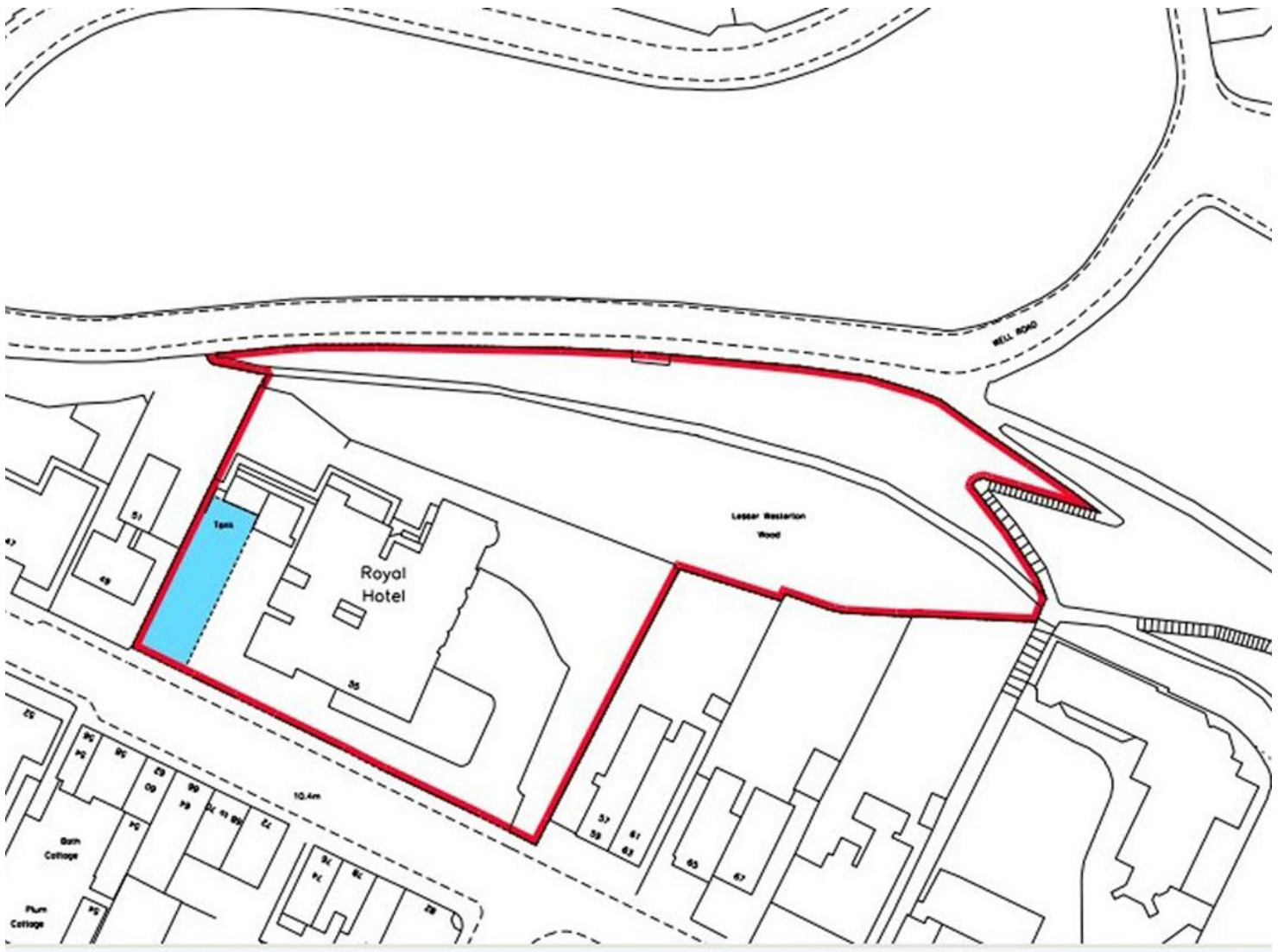
Planning Permissions

Alteration of Listed Building to form 11 residential apartments and development of 12 townhouses within the grounds, with associated parking and amenity (20/00364/LBC) - Due to lapse in January 2024.



Business Rates

The Rateable Value is £163,000.00 with effect from 1 April 2023. Confirmation of actual business rates payable should be obtained from the local Authority.



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Edinburgh



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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