



Cornhill Inn & Hardies Bar

Ref: 6853962

32-34 High Street, Bonnybridge, FK4 1DA

Freehold: £395,000

Superb local pub with rooms

Hardies public bar

Commercial Kitchen

7 excellent en suite letting bedrooms

Beer garden with smoking shelter

Energy Rating G



The Cornhill Inn, along with Hardies Bar, is somewhat of an institution within the Central Region town of Bonnybridge. Previously a Punch Taverns operation, the 2-storey detached property was purchased and has been operated by a local family for a number of years, who now wish to concentrate on other business ventures. The property has been significantly upgraded and an excellent standard of accommodation is provided throughout. The very popular Hardies Bar, contained within a single storey extension to the side of the original property, includes a games area with pool table and complements the main Cornhill lounge and restaurant, with high quality seven letting bedrooms provided at first floor level, developed from two former residential apartments.



The Opportunity

The Cornhill Inn and Hardies Bar present an excellent opportunity for an experienced individual or group to purchase a prominent and well established town centre property. No capital expenditure is required and the property is in outstanding conditional both internally and externally. The rooms are very popular with business travellers and visitors to the area benefitting from the close proximity to local attractions and the major cities of Glasgow and Edinburgh. The pub trades as a Free House with no brewery ties, and purchasers will be able to renegotiate supply deals.

Location

The Cornhill Inn, incorporating Hardies Public Bar, is located on the north side of Bonnybridge High Street forming part of the A903. The town has a population of approximately 6,000 and has a wide catchment area including Larbert, Camelon, Dunny and Bonnybridge. Excellent transport links are available with easy access to both the M80 (J7) and the M876 (J1). Bonnybridge enjoys a prime central location in the Central Belt, situated within the centre of the triangle linking Stirling, Glasgow and Edinburgh. Drive time to both of Scotland's major International Airports (Glasgow and Edinburgh) is approximately half an hour. Nearby attractions include the Falkirk Wheel and The Helix Park, an extremely popular new tourist attraction incorporating The Kelpies, the impressive sculptures overlooking the M9 motorway to the east of the subjects.

Letting Accommodation

The business includes 7 en-suite letting bedrooms at first floor level, developed from 2 former residential apartments. Accessed from the rear of the property, the 2 separate sections include a total of 3 double rooms, 2 twin rooms, a family room and a single bedroom. The rooms are fitted to an excellent standard with key card entry and must be seen to appreciate the quality of accommodation.

Owner's Accommodation

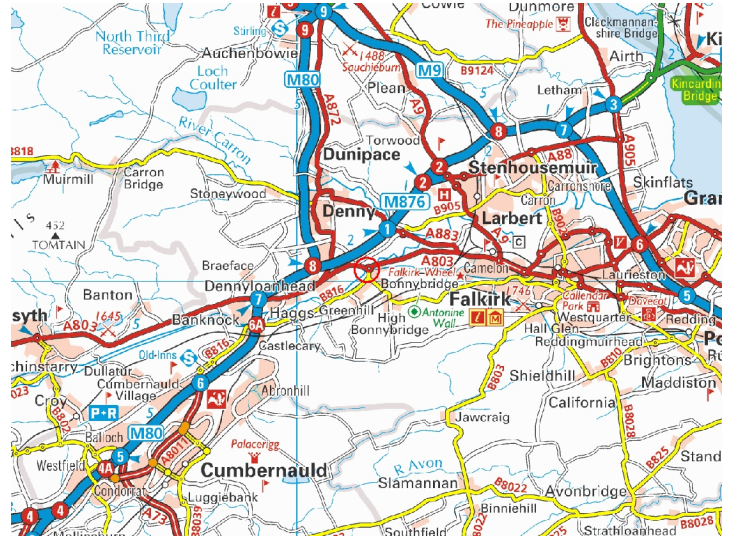
No owners accommodation is provided although the letting bedrooms could be converted to provide suitable owners accommodation.

External Details

The property is set within a large site with a paved beer garden incorporating a timber framed smoking shelter. A storage unit is provided to the rear of the property set within a large yard.

Fixtures & Fittings

All trade fixtures and fittings are included within the sale. A fully fitted commercial kitchen is provided.





Trading Information

The business trades at over £325,000 per year with good profits. Full trading information will be made available to seriously interested parties after formally viewing the property. Viewing is highly recommended to appreciate the quality of the internal fit out.

Business Rates

The Rateable Value is £38,250 (2017).

Trading Hours

The business currently trades 7 days a week

Regulatory

Premises licence.



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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