


FOR SALE Business

BANK OF SCOTLAND

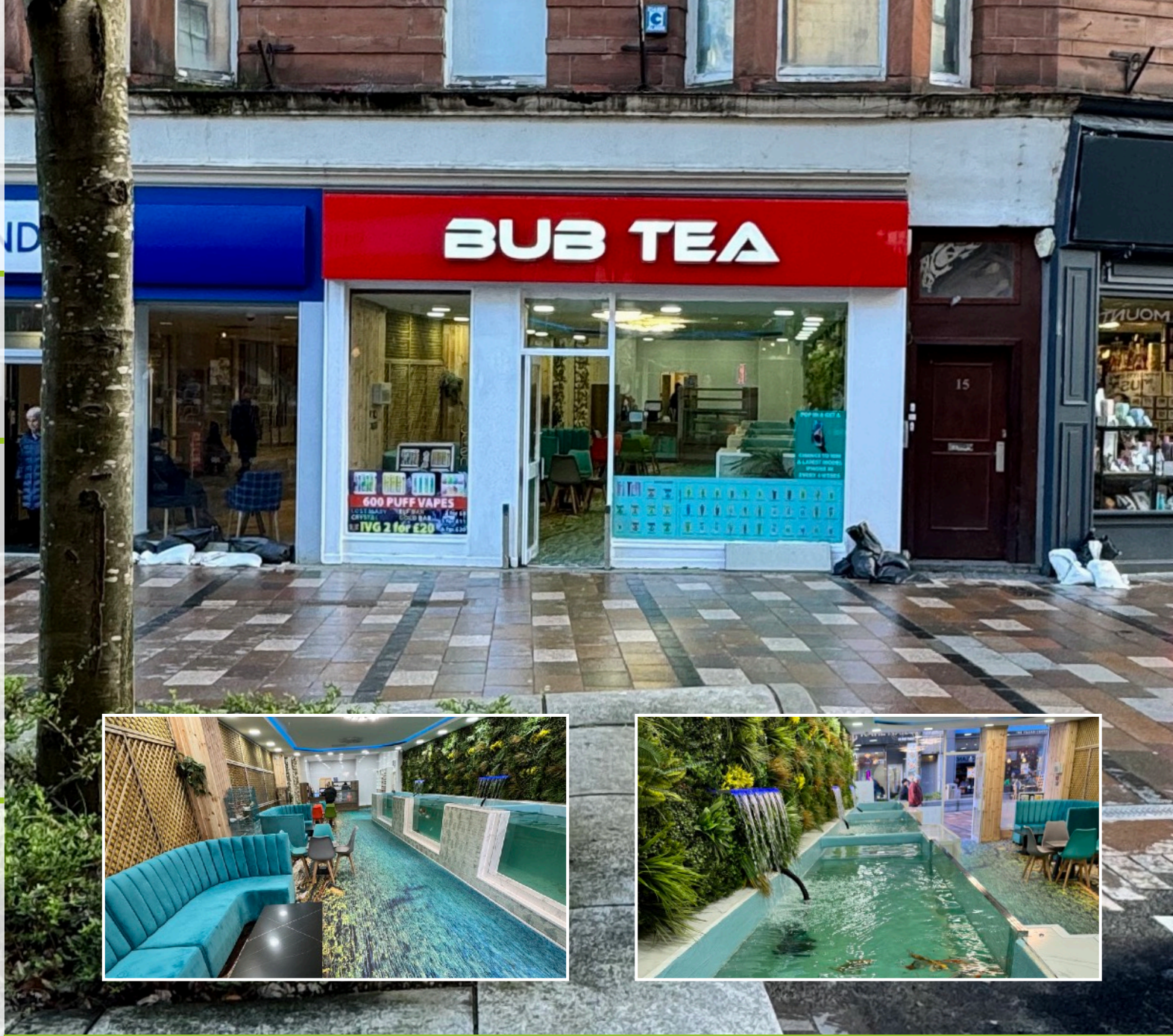
 13 Port Street,
Stirling, FK8 2EJ

- 🌐 City Centre location
- 🌐 High standard fit-out
- 🌐 Turnkey opportunity
- 🌐 Prime trading position
- 🌐 Potential to increase sales
- 🌐 Option to purchase property

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Viewing by appointment with the sole letting / selling agents;

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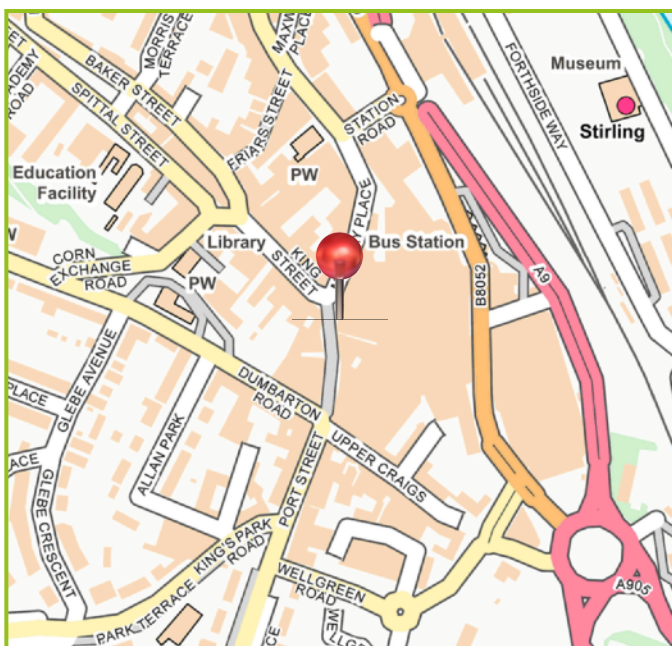
0141 291 5786



Location

Stirling is well located in central Scotland being almost equidistant between Glasgow, Edinburgh and Perth. The city benefits from good transport links to include a mainline railway, bus depot and easy access onto the Motorway network.

The property is located in a prime position on the east side of the pedestrianised section of Port Street close to its junction with King Street. Port Street forms one of the principal retailing streets within the city centre. The main entrance to The Thistles Shopping Centre is within 2 minutes' walk and Stirling train station is around 5 minutes' walk. Nearby occupiers include Bank of Scotland, Caffè Nero and Mountain Warehouse.



Description

The subjects comprise a mid-terraced retail unit forming part of the ground floor and basement of a four storey and basement red sandstone tenement property under a pitched and slated roof. The upper floors appear to be residential in nature.

The glazed frontage with flush glazed entrance door opens onto the ground floor retail area. The ceilings in the sales area are of plaster/paint and incorporate round LED lighting. The walls are of plaster paint and the floor is of a solid nature. A comprehensive range of floor and wall mounted fixtures and fittings are included with the business. The operator has spent a substantial amount on the fit out including a 12 metre fish tank which is the centre of attention. To the rear of the shop there is an office, kitchenette and additional storage space. Access to the basement is gained via a stairwell to the side of the property. It has staff welfare facilities and is currently being used for storage.

Accommodation

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Basement	Storage	147.64	1589
Ground	Sales, office, kitchen & storage	92.6	997
TOTAL		240.24	2586

Tenure

The lease is available by way of assignation, for the residual term of the lease, which expires in May 2028. The current rent is £18,000 per annum plus VAT. In addition, the owners may consider selling their heritable interest by way of a going concern.

Trading Information

Bub Tea is an established bubble tea business which also sells desserts, confectionery, snacks, soft drinks and enjoys regular all year round trade from customers, such is the trading position. The current owners have decided to sell the business due to a change in circumstance, thus creating an exciting self-employment opportunity. The operation prides itself on the personal touch and this would be vital for any new owner to have the same ethos and outlook.

The sale of Bub Tea provides an opportunity to acquire an easily manageable retail business. New owners will benefit from premises enjoying an established trading position on a busy pedestrian thoroughfare. The business trades Monday to Sunday 11am to 6pm. Proof of sales will be made available to seriously interested parties post viewing stage.

Price

Offers in the region of £90,000 are sought for our client's leasehold interest in the property including the goodwill, fixtures and fittings. Stock will be in addition and at valuation.

Particulars

Rateable Value	£25,750
EPC	Available upon request
VAT	Payable on the rent
Legal Costs	Each party responsible for their own

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