

TO LET
HOTEL + LEISURE



Friars Wynd Hotel, 17 Friars Street, Stirling, FK8 1HA
New Lease Premium Offers Over £50,000

Find out more at
www.g-s.co.uk

- **Well Situated 10-bedroom Boutique Hotel**
- **Fully Renovated Victorian Town House Oozing with Period Features**
- **Prominent Location in the Centre of Stirling at the Foot of the Castle Hill, 200 Yards from Railway Station**
- **Charming Characterful Property Offering Exceptional Accommodation in Turnkey Condition**



INTRODUCTION

Friars Wynd Hotel is situated in Stirling City Centre on the charming Friars Wynd, a stones throw from the railway station. This remarkable 10-bedroom en-suite accommodation is well-presented offering boutique rooms and a charming café/bistro.

Situated on one of the oldest streets in Stirling, this renovated Victorian Town House is packed with character with its restored period features giving a true sense of Stirling's rich history. The hotel seamlessly blends Scottish traditional features with contemporary comforts to provide a memorable stay.

THE PROPERTY

The property hosts a quaint bistro/café on the ground floor which can either be owner occupied or leased to an occupier. The unit is currently Blackfriars Bar and Restaurant and offers a mix of traditional Scottish baking alongside popular contemporary dishes. The Bar is well stocked and the friendly staff will be happy to tell you anything you want to know about the fine wines and popular local whiskies.

The hotel's exterior is immaculately presented and benefits from an inviting entrance oozing charm and character. Its interior is equally delightful, combining rustic elements with modern design to create an atmosphere of relaxed sophistication. Each room offers comfort and its own sense of charm offering their guests with an unforgettable stay.

From a business perspective, Friars Wynd Hotel offers a great opportunity to run a lifestyle business in Stirling city centre. The property already benefits from a stellar reputation and a loyal customer base, attracting visitors from near and far throughout the year. The attention to detail and charm means the property is attractive to a wide range of customers, future proofing the business.

ACCOMMODATION SUMMARY

Letting Accommodation

- 10 x en-suite letting bedrooms

Public Accommodation

- Bistro (40 covers)
- Reception desk

Service Areas

- Commercial kitchens
- Prep dish wash area
- Stores
- Boiler room

TRADE

The Turnover of the business was £207,082 in 2021.

Further information for the business will be shown to seriously interested parties following a formal viewing.

STAFF

TUPE regulations will apply to all members of staff.

LICENCE

The Premises is licensed under the Licensing (Scotland) Act 2005. The premises licence will remain in the name of the Landlord's nominated agent with the Tenant providing the Duty Premises Manager.

SERVICES

Mains drainage, gas, electricity and water are all connected to the property. CCTV is installed. There is a zonal fire alarm system.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is "E".

RATEABLE VALUE

Friars Wynd - Rateable Value is £19,400.

Effective Date 01/04/2023

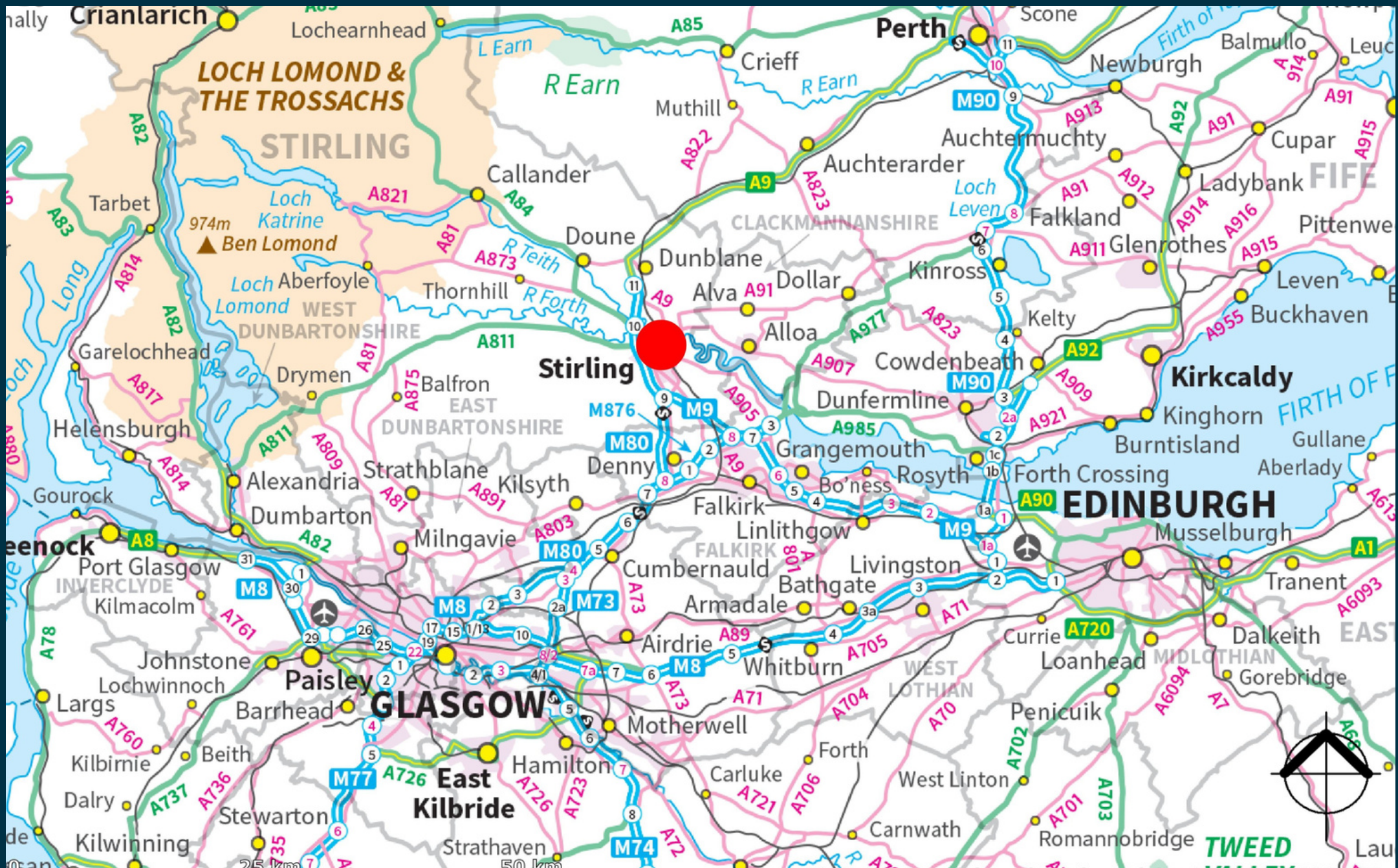












TENURE

The subjects are offered on the basis of a new FRI lease agreement, the terms of which are open to negotiation. The proposed rental is £45,000 per annum and a regular review provision will be incorporated. Any new tenant(s) must be demonstrably capable of fulfilling their obligations under the lease agreement and references will be requested without exception.

PRICE

Offers over £50,000 are invited for the leasehold interest in the property, the trade fixtures, fittings, furnishings and equipment, together with the goodwill of the business, being sold complete as a going concern. Stock in trade will be sold at valuation on the date of entry.

FINANCE / BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham and Sibbald, 233 St Vincent Street,
Glasgow, G2 5QY

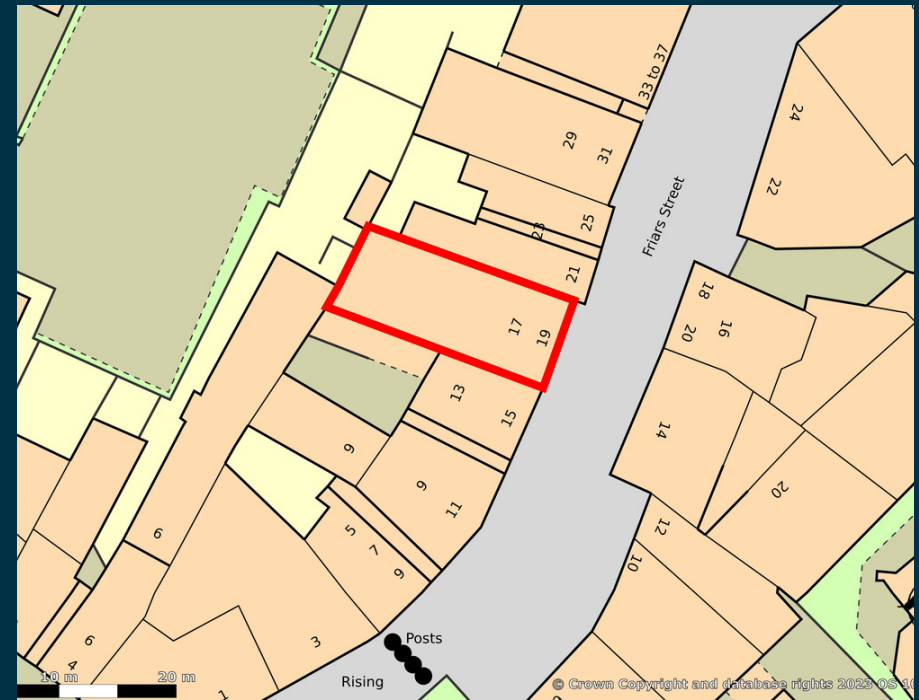
To arrange a viewing please contact:



Peter Seymour
Director of Hotel & Leisure
Peter.Seymour@g-s.co.uk
07967 551 569



Emily Hewitson
Hotel & Licensed Trade Agent
Emily.Hewitson@g-s.co.uk
07795 518 627



1. These particulars are intended as a 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.

2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

Date published: January 2024

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.