



# CORNERSTONE

    Business Agents

## BANK BAR

2 BANK STREET, ALLOA, FK10 1HP

Ref. 1205





# Freehold

## Guide Price - £125,000 + VAT\*

(\*Leasehold offers considered)

- ▶ Large open plan pub premises (currently closed)
- ▶ Situated in a prominent trading location in central Alloa
- ▶ Ground floor level only
- ▶ Premises licence
- ▶ Would suit a variety of different uses including retail, coffee shop, office, restaurant, childrens nursery etc
- ▶ Rateable value £13,600 as per April 2017 (rates exempt)
- ▶ Large open plan bar



# Bank Bar, 2 Bank Street, Alloa, FK10 1HP

## SITUATION

The Bank Bar is located on Bank Street in Alloa town centre. Bank Street is located towards the western part of Alloa's town centre in close proximity to Alloa's civic buildings, ASDA supermarket, the main town centre tourist area and set amidst a variety of retail shops, offices, as well as licensed and leisure businesses.

Alloa is the centre of the Clackmannanshire region and is home to an estimated 20,000 residents. The town has gone through significant development in recent years with additional residential housing on the outskirts as well as the arrival back to the town of the railway and railway station for the first time since the 1960s.

Alloa is connected easily by a train service on the Stirling to Bathgate line connecting with both the Edinburgh and Glasgow lines at these points.

The town is equidistant between Glasgow and Edinburgh, close to larger central Scotland towns located close by including Stirling and Falkirk.

## PROPERTY

The Bank Bar occupies the ground floor only of a handsome Victorian property. The property extends significantly to the rear.

## INTERNAL DETAILS

Briefly, internal details comprise a stepped concrete entry leads into a vestibule and bar area with all accommodation on ground floor.

At present, the premises are laid out as a public house with a central bar counter dominating the far wall. A significant raised seating area dominates both flanks with character augmented by traditionally high Victorian ceilings.

Ladies & gents toilet facilities and disabled toilet facilities are situated off the public areas.

## SERVICE AREAS

Service areas include a back bar and gantry, sizeable beer cellar as well as storage spaces throughout the property.

## THE BUSINESS

The Bank Bar traded as a successful town centre pub for many years

Whilst owned by our clients it has been leased out to a number of tenants during their period of ownership.

The property is a non-core asset in terms of our clients businesses, therefore the property has been placed on the market for sale.

## DEVELOPMENT OPPORTUNITY

The building boasts significant development opportunity which would be subject to Local Authority consents.

At present, the premises holds a Premises License suitable for public house/restaurant use. It is thought that options in terms of property uses is wide and varied including coffee shop, restaurant premises, childrens nursery, offices, as well as a variety of other retail uses.

## SERVICES

We are advised that all mains services are connected.

## LICENSES

The property has a Premises Licence.

## BUSINESS STATUS

The former Bank Bar is closed. It was previously leased out by our clients for a significant period of time.

No trading figures are available to accompany this sale.

# Bank Bar, 2 Bank Street, Alloa, FK10 1HP

## TENURE

Freehold.

Leasehold offers may be considered – more details on request.

## PRICE

A guide price of **£125,000 + VAT** is sought for the freehold interest in the property, goodwill of the business and all fixtures & fittings pertaining thereto.

## RATEABLE VALUE

According to the Scottish Assessor's website [www.saa.gov.uk](http://www.saa.gov.uk) the rateable value is £13,600.

## VIEWING

Strictly by appointment via the sole selling agents Cornerstone Business Agents. Phone 0131 445 7222 or email [info@cornerstoneagents.co.uk](mailto:info@cornerstoneagents.co.uk).

## OFFERS

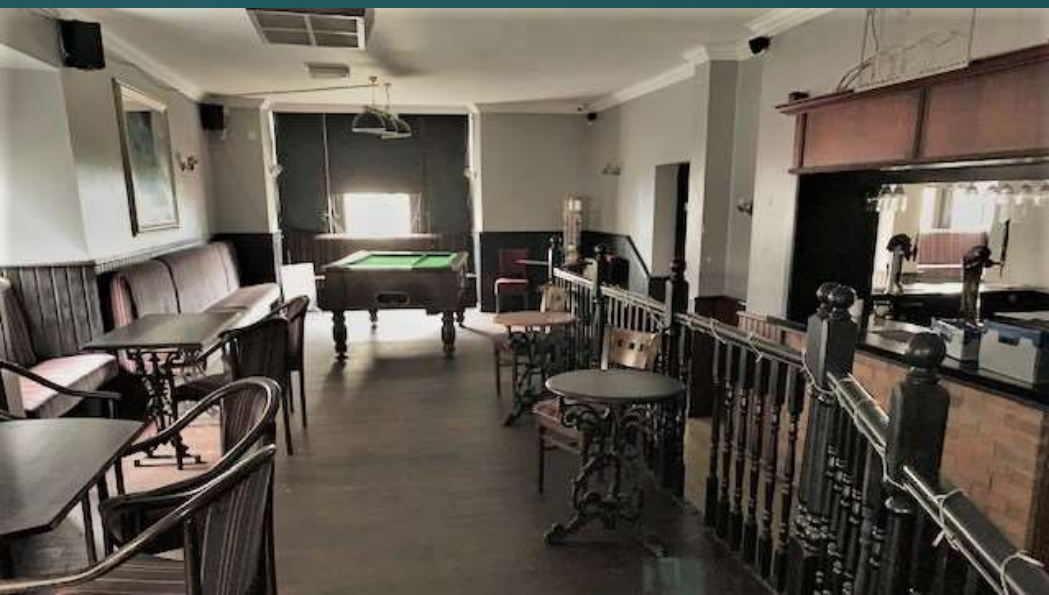
All offers couched in Scottish legal terms should be submitted to the sole selling agents.



Cornerstone Business Agents  
The Walled Garden | Bush Estate | Midlothian | EH26 0SD  
Phone 0131 445 7222 | Fax 0131 445 4300  
email [info@cornerstoneagents.co.uk](mailto:info@cornerstoneagents.co.uk)

[www.cornerstoneba.co.uk](http://www.cornerstoneba.co.uk)





# Important Notes

## Sales Particulars & Web Listings

Please note any information contained in sales particulars or web listings for businesses being marketed by Cornerstone Business Agents is intended for general guidance only and should not be taken as statements of fact.

Prospective purchasers should always seek independent professional advice before committing to purchasing a business.

## Viewing Appointments

Whilst it is a good idea to visit a business that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, owners or customers of the business.

Many businesses are being marketed confidentially and the staff and locals may not know that the business is on the market, therefore a casual approach can adversely affect the business.

Formal viewing appointments should always be made via Cornerstone Business Agents by calling 0131 445 7222 or completing our [viewing request form](#).

If you wish to cancel an appointment or will be delayed please inform Cornerstone as soon as possible. During out of office hours please call the business direct - however only speak to the person to whom your appointment is with.

Please drop us an email at [info@cornerstoneagents.co.uk](mailto:info@cornerstoneagents.co.uk) or give us a call on 0131 445 7222 after you have viewed to let us have your thoughts and feedback on the business you have viewed.

## Trading Figures & Accounts

As sales particulars are readily available to be downloaded from the internet it is rare that confidential trading figures are included in sales particulars. For reasons of confidentiality accounts are in most cases only available after a formal viewing. We understand that this can cause problems as it is pointless viewing a business that is not affordable. We therefore suggest that you call Cornerstone and ask for the agent handling the sale who will give guidance on trading levels and profitability before you view.

## Business Finance

There are a wide range of funding options available to assist with a business purchase. Cornerstone work with a wide range of lenders and commercial finance brokers to ensure that purchasers of our clients' businesses obtain the most advantageous funding facilities available. Please contact us if you would like to discuss business finance options with one of our independent specialists.

We strongly advise that business purchasers discuss funding criteria with a specialist broker at an early stage. Discussing funding criteria with a single lender is unlikely to result in the best funding solution being found. Please call 0131 445 7222 to speak to one of our finance specialists.

## Legal Aspects of Buying a Business in Scotland

You will need to instruct a Scottish solicitor to act on your behalf when buying a business in Scotland. Scottish law differs from English law. It is important to instruct a solicitor who is experienced in buying the type of business you are considering.

Cornerstone offer a list of solicitors that we can recommend. Please drop us an email to [info@cornerstoneba.co.uk](mailto:info@cornerstoneba.co.uk) for more information.