



THE ABERCROMBY ARMS

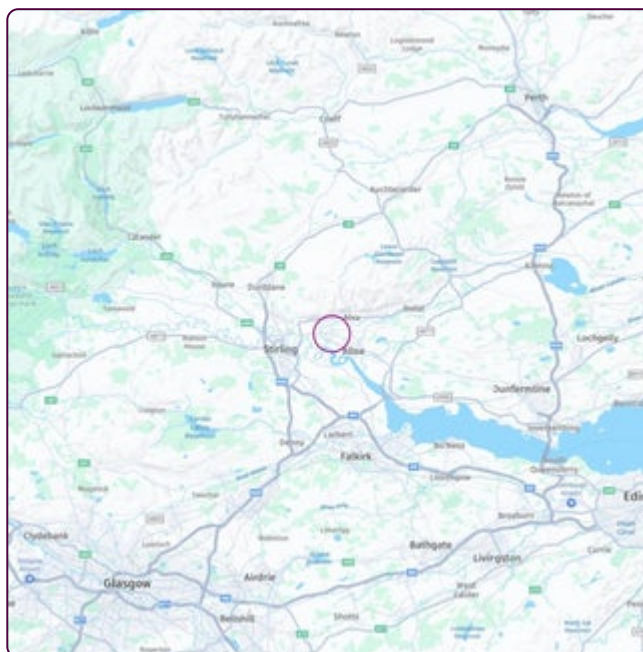
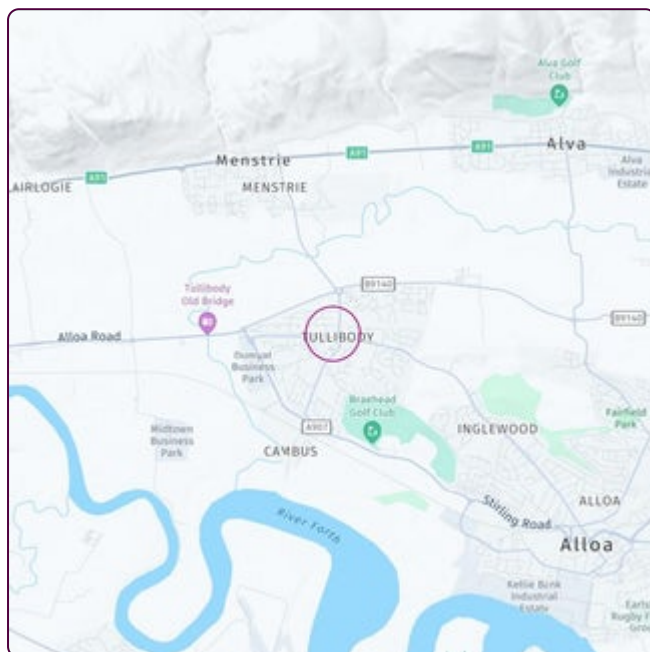
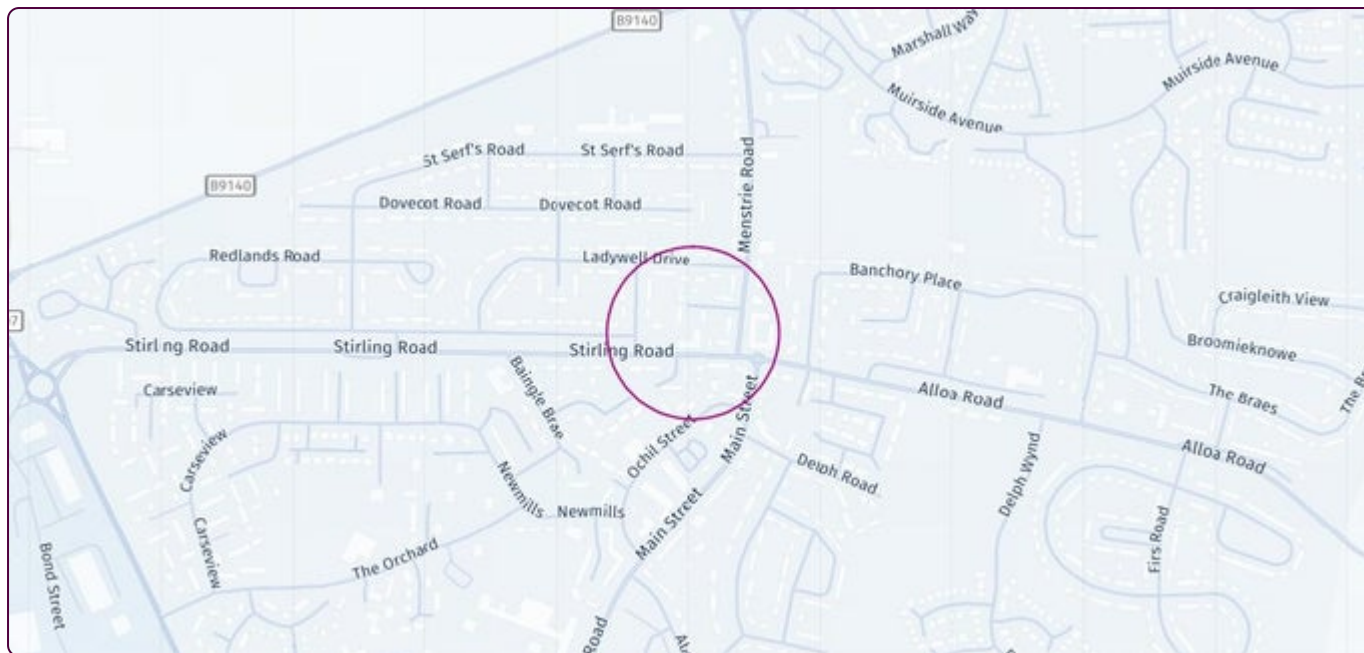
14 Stirling Road, Tullibody, FK10 2QE

FREEHOLD: £375,000 | REF: 6854112

KEY HIGHLIGHTS

- Situated in Town Centre
- 9 Letting Rooms
- Bar & Restaurant
- Fully Equipped Commercial Kitchen
- Private Car Park
- Vacant Possession | Energy Rating G





LOCATION

Situated in the heart of Tullibody, Clackmannanshire, The Abercromby Arms enjoys a prominent and highly accessible position on Main Street, the town's principal thoroughfare.

This central setting places the property at the very core of the community with strong visibility and easy access for both locals and visitors. The venue benefits from excellent road connectivity, lying just a short drive from Alloa and within close reach of Stirling, Falkirk and the wider Central Belt. The nearby A907 and A91 provide straightforward links to major arterial routes, making The Abercromby Arms an ideal stopping point for passing trade as well as a destination in its own right.

Surrounded by residential neighbourhoods, local shops and community amenities, The Abercromby Arms is well positioned to serve a loyal local clientele while also appealing to visitors exploring the scenic Forth Valley. Public transport links are close at hand, with regular bus services running through Tullibody and connecting to surrounding towns.

This strong central location, combining visibility, accessibility and a genuine sense of place makes The Abercromby Arms a well situated and attractive business opportunity in one of Clackmannanshire's most connected towns.

DESCRIPTION

A great opportunity to acquire The Abercromby Arms on VP basis. The property has previously been leased out to a local operator.

The property includes a bar, restaurant and letting rooms which are situated on the upper floors. There is a large customer car park to the side.

FIXTURES & FITTINGS

All fixtures and fittings are included within the sale (excluding any personal items). A full inventory will be provided after a deal has been agreed.

THE OPPORTUNITY

The Abercromby Arms has been part of our clients' tenanted estate however, is now available to purchase with vacant possession.

The property operated as a bar and restaurant and was very popular with locals and visitors to the area. The business was popular for its food, karaoke nights and hosting darts competitions.

The property is in great condition however the ingoing purchaser may wish to invest in the letting rooms across the upper floors to grow the existing revenue further.





EXTERNAL DETAILS

The Abercromby Arms is a prominent traditional two-storey public house with a single storey extension occupying a striking corner position. Constructed of sandstone and painted render beneath a slate roof with dormer windows, the property offers strong kerb appeal and a well-maintained appearance.

It features a highly visible frontage with bold signage and large windows providing natural light to the trading areas, as well as a clearly defined main entrance.

The building also benefits from on-site car parking for around eight cars.

Overall The Abercromby Arms presents as a substantial characterful and easily recognisable licensed premises, ideal for continued hospitality use.

REGULATORY

Premises License

BUSINESS RATES

The Rateable Value as at 1 April 2026 is £25,300. Confirmation of actual rates payable can be obtained from the local Authority.

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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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