PIRNHALL INN BREWERS FAYRE

Glasgow Road, Stirling, FK7 8EX

FREEHOLD: £550,000 + VAT | REF: 4267925

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KEY HIGHLIGHTS

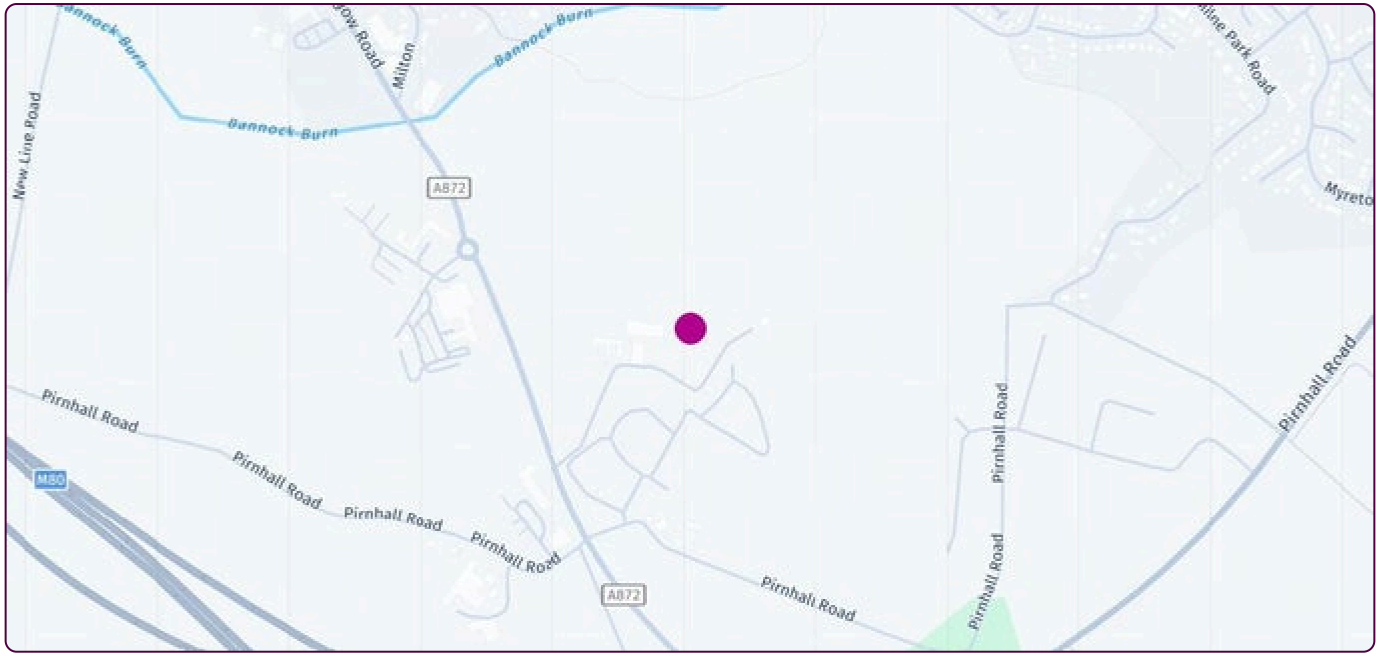
- Prominent Roadside Location
- Adjacent to Premier Inn (80 rooms)
- c.160 Covers internal c.40 external
- Beer Garden / Shared Car Park
- Established Family Dining Destination
- Energy Rating E

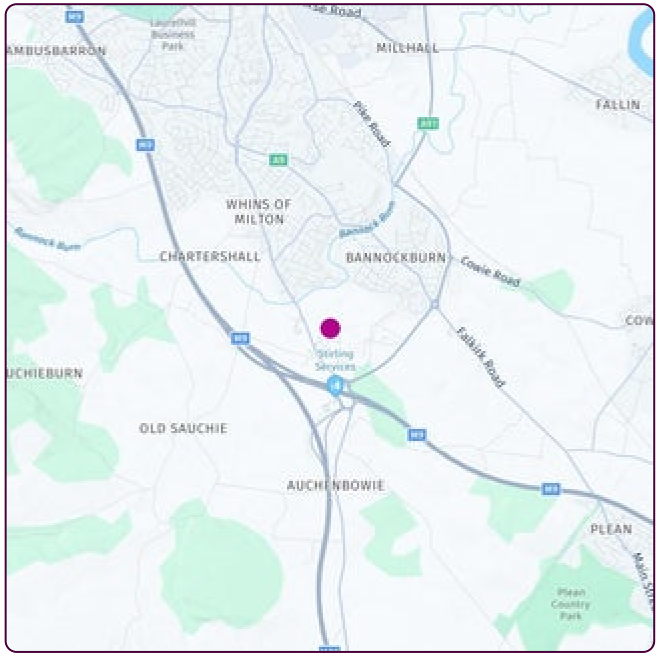
LOCATION

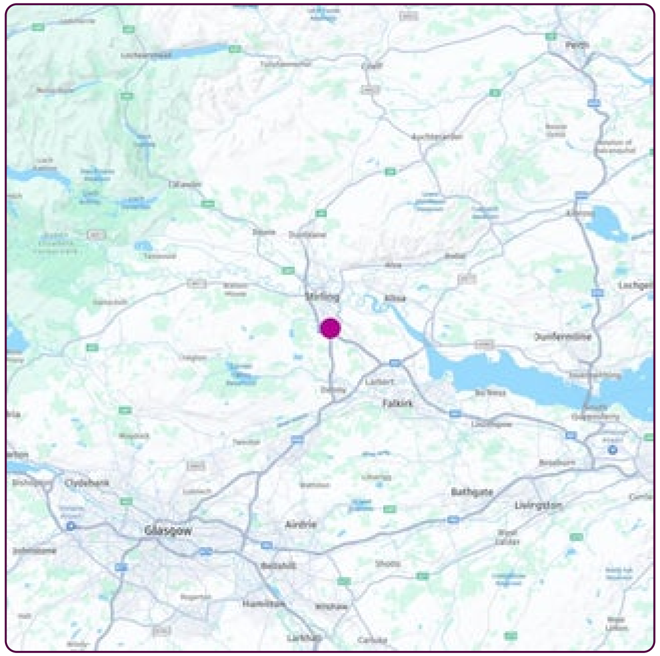
The Pirnhall Inn Brewers Fayre occupies a highly accessible roadside location on Glasgow Road at Whins of Milton, just south of Stirling City Centre. Positioned immediately adjacent to the Premier Inn Stirling South Hotel and close to Junction 9 of the M9 motorway, the property benefits from excellent connectivity to Stirling, Falkirk, Glasgow and the wider Central Belt.

The restaurant is situated approximately two miles south of Stirling City Centre and lies within a popular leisure and tourism catchment, close to major attractions including Stirling Castle, The National Wallace Monument, The Kelpies and Blair Drummond Safari & Adventure Park. Its prominent position on one of the main arterial routes into Stirling ensures strong passing traffic and excellent visibility.

The surrounding area comprises a mix of residential neighbourhoods, commercial premises and visitor accommodation, making the venue well positioned to attract both local residents and tourists throughout the year.







THE OPPORTUNITY

This opportunity represents a rare chance to acquire a substantial fully fitted licensed restaurant occupying an established and proven trading location. The business benefits from a strong captive customer base generated by the adjacent Premier Inn, providing a consistent flow of potential diners and visitors throughout the year.

In addition the restaurant draws trade from the surrounding residential and commercial catchment areas and is well positioned to capitalise on significant future growth. We understand that in excess of 2,000 new homes are planned in the immediate vicinity which is expected to further enhance the local customer base and support increased demand for food and beverage offerings.

The combination of an established trading position, neighbouring hotel accommodation and significant residential expansion presents an excellent opportunity for an operator to build upon existing trade and unlock further growth potential. The size and layout of the property would suit a variety of different concepts. The property is in turnkey condition albeit the new owner may wish to carry out a soft refurb under new branding.

DESCRIPTION

A prominent and highly visible hospitality property occupying a strategic roadside position. The traditional detached building offers significant character and charm, with extensive accommodation arranged over a number of interconnected sections.

Benefiting from excellent frontage and strong passing trade potential, the property presents an attractive opportunity for operators seeking a pub, restaurant, Inn or mixed hospitality business with scope to further develop food, beverage and accommodation income streams.

***Sale Price is subject to VAT**

INTERNAL DETAILS

Internally, the building is configured to provide:

- A spacious open-plan dining area suitable for high volume family and casual dining (c.180 covers)
- Designated bar and waiting areas
- Large fully equipped commercial kitchen
- Well appointed dining and drinking areas
- Excellent natural light from multiple window aspects
- Attractive blend of traditional character and contemporary styling
- Pool table to the rear of the restaurant

TRADING HOURS

Monday to Friday: 6:30am -11.00pm
Saturday: 7.00am - 11.00pm
Sunday: 7.00am - 10:30pm

FIXTURES & FITTINGS

The trade fixtures and fittings are included in the purchase price. Certain items bearing corporate identity, brand name, third-party owned or on the excluded list (see "Terms of Disposal" document) may be removed from the property prior to, or shortly after, completion.

OWNER'S ACCOMMODATION

There are two managers' flats situated on the first floor and which are accessed from the side of the property.

STAFF

The property is being offered for sale as a going concern and staff are subject to TUPE. Relevant staffing details are available within the data room for review by qualified parties.

TRADING INFORMATION

Trading information is available exclusively to qualified buyers via a secure data room. Access is subject to the execution of a signed Non-Disclosure Agreement (NDA). For further details, please contact the appointed agent.

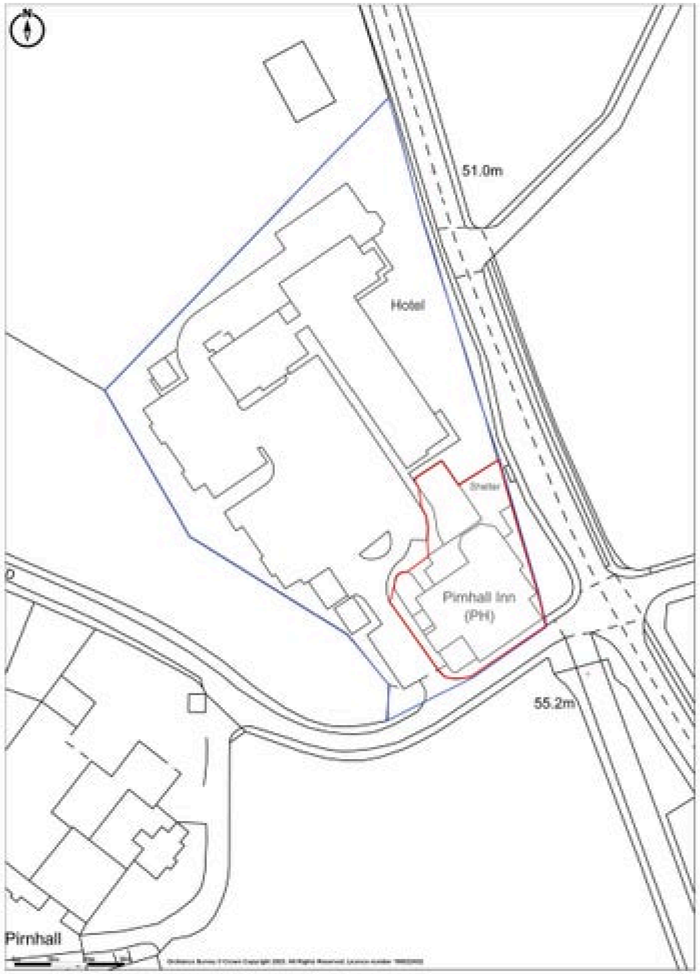
T&C'S LINK

Click Here for Terms and Conditions

REGULATORY

Premises License

STG18298



Promap

Pimhall Inn - Rest

Category 4

EXTERNAL DETAILS

The Pirnhall Inn is a substantial detached hospitality property of traditional character occupying a prominent roadside position with excellent visibility. The building features attractive rendered elevations beneath a series of pitched slate roofs complemented by dormer windows and traditional chimney stacks, creating a distinctive and highly recognisable presence.

The property benefits from an appealing farmhouse style design offering strong kerb appeal and a welcoming customer environment. Additional external amenities include shared customer parking and outdoor trading areas for around 40. There is also a kids play park.

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

T: 0344 412 4944

E: enquiries@christiefinance.com

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T: 01908 920 570

E: enquiries@christieinsurance.com

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

TONY SPENCE
Director - Hospitality
T: +44 7546 698 684
E: tony.spence@christie.com

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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.