

Darnley Coffee House

- 40 Cover Coffee Shop and Restaurant
- Excellent Location next to Stirling Castle
- Sales increased 23% in 2023
- Commercial Kitchen
- Established Independently Run Business
- EPC Rating F

18 Bow Street, Stirling, FK8 1BS

Freehold: £240,000

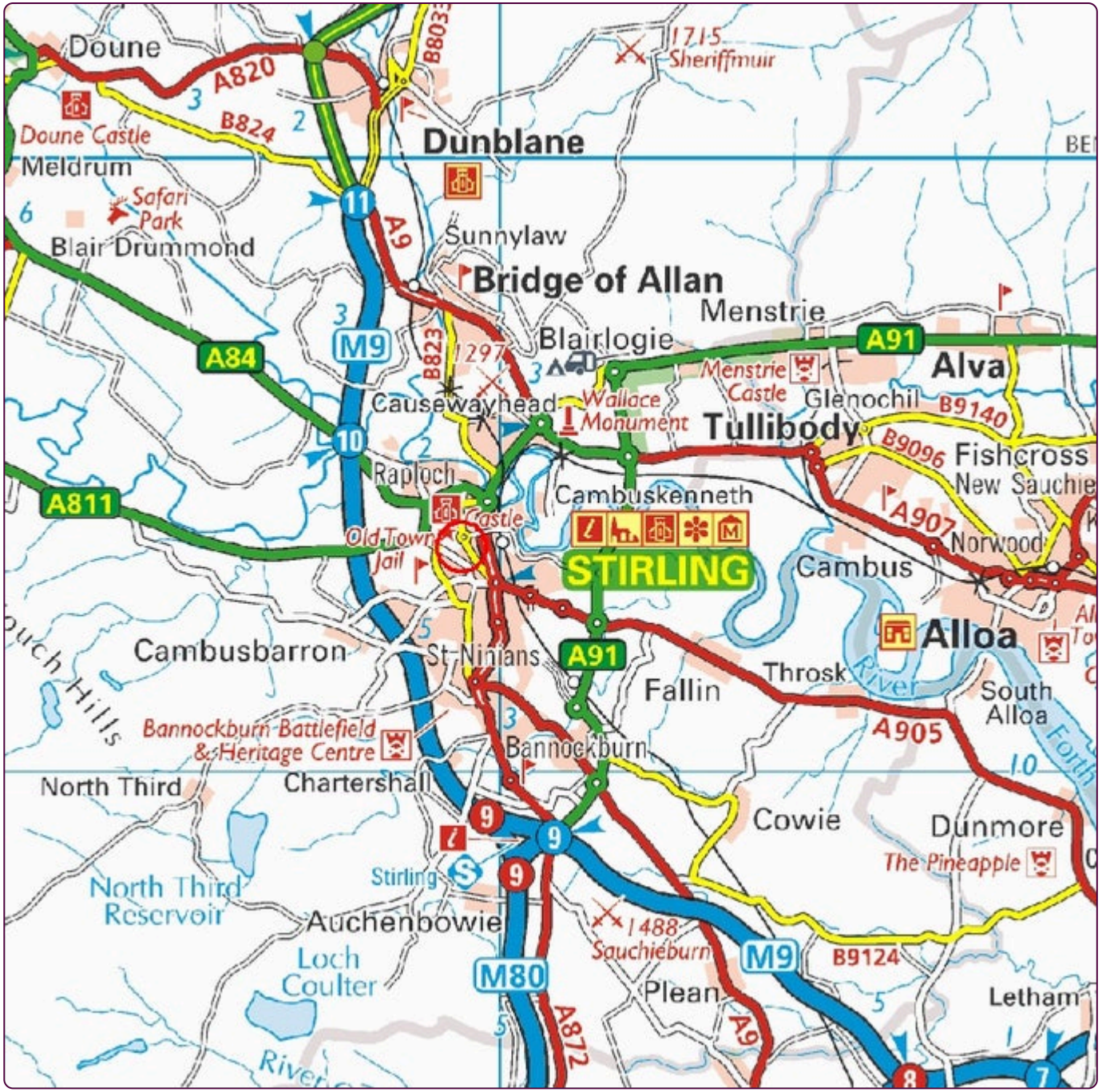
Ref: 5265426

LOCATION

Stirling is a city in the heart of Scotland, 26 miles northeast of Glasgow and 37 miles northwest of Edinburgh. Located on the river Forth, it has been known as 'the gateway to the Highlands'. With the famous Stirling Castle dominating the skyline, the city benefits from continued tourism throughout the year due to its historical significance and landmarks such as the near-by Wallace Monument.

With a population of c.94,000 and a large student population due to the nearby Stirling University, the business is excellently located on a main thoroughfare leading towards the city centre, and within distance to Stirling railway station.

Darnley Coffee House is situated on Bow Street, just down the hill from Stirling Castle, making it a good pit stop for home baking, soup and speciality coffees during a walk around the Old Town.





THE OPPORTUNITY

Darnley Coffee House will appeal to a number of buyers due to its size and location within a busy tourist hotspot. The coffee shop can be easily managed with only a small number of staff, this lends itself to existing multiple operators but will also appeal to an owner operator looking to take more of a hands on approach, with the opportunity to add to the current success.

DESCRIPTION

Rare opportunity to acquire a long established coffee shop with a great reputation built up by the current owner, in the busy town centre of Stirling.

INTERNAL DETAILS

The property is split in to three areas for customers to dwell. With its 6th Century vaulted cellar ceilings, traditional stone walls that add so much character, makes this area a light and comfortable space seating 30 customers.

A commercial kitchen is located to the rear with external storage off the kitchen for food and beverage supplies.

Ladies and gents toilets are also located to the rear.



FIXTURES & FITTINGS

All fixtures and fittings will be included in the sale. Any personal belongings owned by the current owners will be removed before the sale.

TRADING HOURS

Current Trading Hours

Monday to Saturday
11.00am - 4.00pm

Sunday
Closed







STAFF

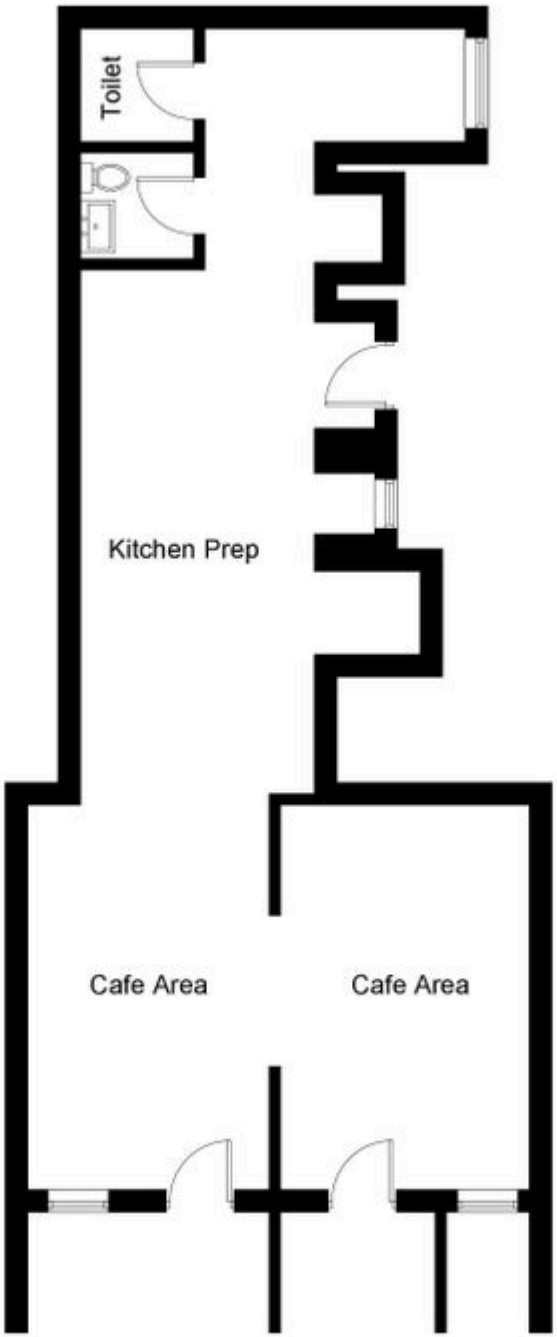
Staff information will be provided to seriously interested parties.

TRADING INFORMATION

Trading Profit & Loss Accounts will be provided to seriously interested parties after a formal viewing has taken place.

BUSINESS RATES

The Rateable Value as of 1 April 2023 is £6,100.
Confirmation of actual rates payable can be obtained from the local Authority.


Toilet
Kitchen Prep
Cafe Area
Cafe Area

DEBT & INSURANCE ADVISORY

FINANCE

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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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