

THE RAILWAY HOTEL

2 Broad Street, Denny, FK6 6DY

FREEHOLD: OFFERS OVER - £250,000 | REF: 6846694

CHRISTIE & CO

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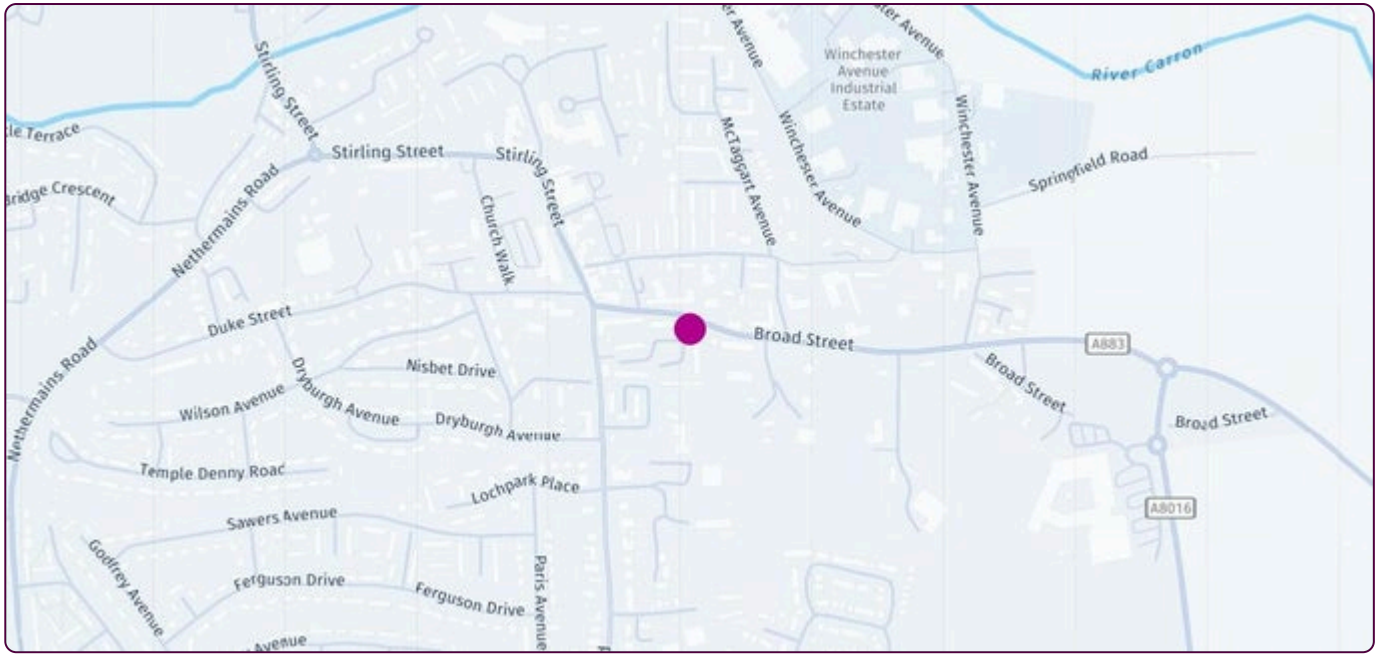
LOCATION

The Railway Hotel is located prominently within the town of Denny diagonally opposite the Church, and close to where the old railway line used to run.

Denny is located c.21 miles from Glasgow by taking the M80 northbound, then exit onto the A803 toward Denny. From Stirling head southeast on A9 and then take the exit toward Denny on the M80.

Denny Town Centre has benefitted from a multi million redevelopment with local shops, cafes, pubs, and restaurants serve the community with additional improved parking facilities.









DESCRIPTION

The hotel is a traditionally stone built property occupying an enviable corner position on Broad Street being attached to one side to a similarly styled and constructed terraced property.

The premises is laid over two levels under a pitched and slated roof.

To the rear is a sizeable private car park, a covered smoking area, a small outbuilding suitable for storage and a large outhouse with business potential.

THE OPPORTUNITY

The business has been owned by the current owner for over 40 years and it is now due to retirement that the business has been made available for sale.

Very much a 'local' known for its welcoming locals and friendly staff The bar also has a good football following with regular sport being shown during weekdays and at the weekend.

The letting bedrooms are appealing to the 'white van' market however, this is an area of business where there is good potential to enhance trade.

GROUND FLOOR

Located on the ground floor are the public areas pertaining to the hotel.

Public Bar

Traditional public bar with centrally positioned bar servery. Selection of fonts on the counter with fully stocked gantry to the rear. Perimeter wall seating with complimenting tables and chairs, bar stools surround the bar counter.

Games Room

Located adjacent to the public bar on an open basis, which houses a pool table and darts alley.

Lounge

Located to the rear of the public bar. This sizeable Lounge can accommodate 34 covers for dining as well as being used for private parties and events.

There is also a manager's office, ladies and gents WC's, together with a kitchen.









FIRST FLOOR

There are eight letting bedrooms accessed from a central stairway.

All bedrooms are of a good size and reasonably fitted out. Two of the bedrooms have an en suite shower room whilst the others share two communal shower rooms. There is a large lounge and a contained kitchen with a small dining area available to occupants.

FIXTURES & FITTINGS

The majority of fixtures and fittings are free from loan or hire purchase agreements . A trade inventory will be available to genuinely interested parties at the time of sale.

TRADING HOURS

Monday to Thursday
12.00pm to 12.00am

Friday to Saturday
10.00am - 1.00am

Sunday
12.30pm to 12.00am

STAFF

The business is operated by a selection of full and part-time staff. A staff schedule will be made available interested parties.

REGULATORY

Premises Licence

TRADING INFORMATION

Full certified accounts will be made available to genuinely interested parties after viewing.

BUSINESS RATES

The Rateable Value from 1 April 2023 is £16,500. 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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