

# TO LET

## Large City Centre Restaurant Opportunity



- Large City Centre Restaurant Opportunity To Let
- Fully Fitted & Equipped; Ready to Trade
- Established as Food & Beverage Business
- Prominent Corner Position on Dumbarton Road & Port Street
- Suitable for a Variety of Uses (STP)

### TJ's Bar & Restaurant

1-7 Dumbarton Road, Stirling, FK8 2LQ

Rent - £60,000 per annum





## INTRODUCTION

TJ's Restaurant & Bar is located on a prominent corner position on Dumbarton Road and Port Street in Stirling City Centre. Stirling is widely regarded as one of Scotland's busiest and most popular business and tourist locations. The city benefits from a central location in the heart of Scotland and allows easy access by road and rail to all major business centres throughout the country.

Stirling has a resident population of approximately 45,000 persons and a wider catchment of around 91,000 in the Stirling Council area. 5% of Scotland's population live within a one hour drive from Stirling, increasing to 80% within two hours.

The immediate area comprises an extensive range of retail and leisure amenities, with the Thistles Shopping Centre less than a minutes' walk from the subjects. There is also an extensive range of residential and student accommodation within the immediate vicinity.

The restaurant itself is in turnkey condition, fully fitted and equipped, ready for an operator to trade on day 1.

TJ's can accommodate up to 130 covers in its current configuration and benefits from an attractive bar servery.

The availability of TJ's offers a fantastic opportunity for a restaurant operator to lease a fully equipped and ready to trade restaurant premises that has established itself within the consumer market.

Due to the size and location, the property could be suitable for a variety of operations such as retail, a metro style supermarket, bistro café or coffee house, subject to the necessary planning consents.

## THE PROPERTY

The restaurant comprises the ground and first floor levels of a four storey plus attic traditional style building. The property benefits from a large glazed frontage.

## ACCOMMODATION SUMMARY

From Dumbarton Road recessed access doors open into the main restaurant and bar area with access to service areas. The accommodation is arranged over ground and first floor levels and can be summarised, briefly, as follows: -

### Public Areas

- Restaurant (130) with Bar Servery
- Male, Female & Accessible WCs

### Service Areas

- Commercial Kitchen with wash-up & prep area
- Walk-in Fridge & Freezer
- Cellar
- Dry Store
- Office
- Staff WC
- Stores

### Outside

- 2 x Car Parking Spaces to the rear

### TRADE

The restaurant has been tenanted for a number of years and therefore we have no recent trading information. Prior to operating as TJs, the property was Filling Station chain restaurant/bar.

We have been advised that the restaurant welcomed good levels of repeat trade and was an established food & beverage business.

### LICENCE

Premises Licence under the Licensing (Scotland) Act 2005.

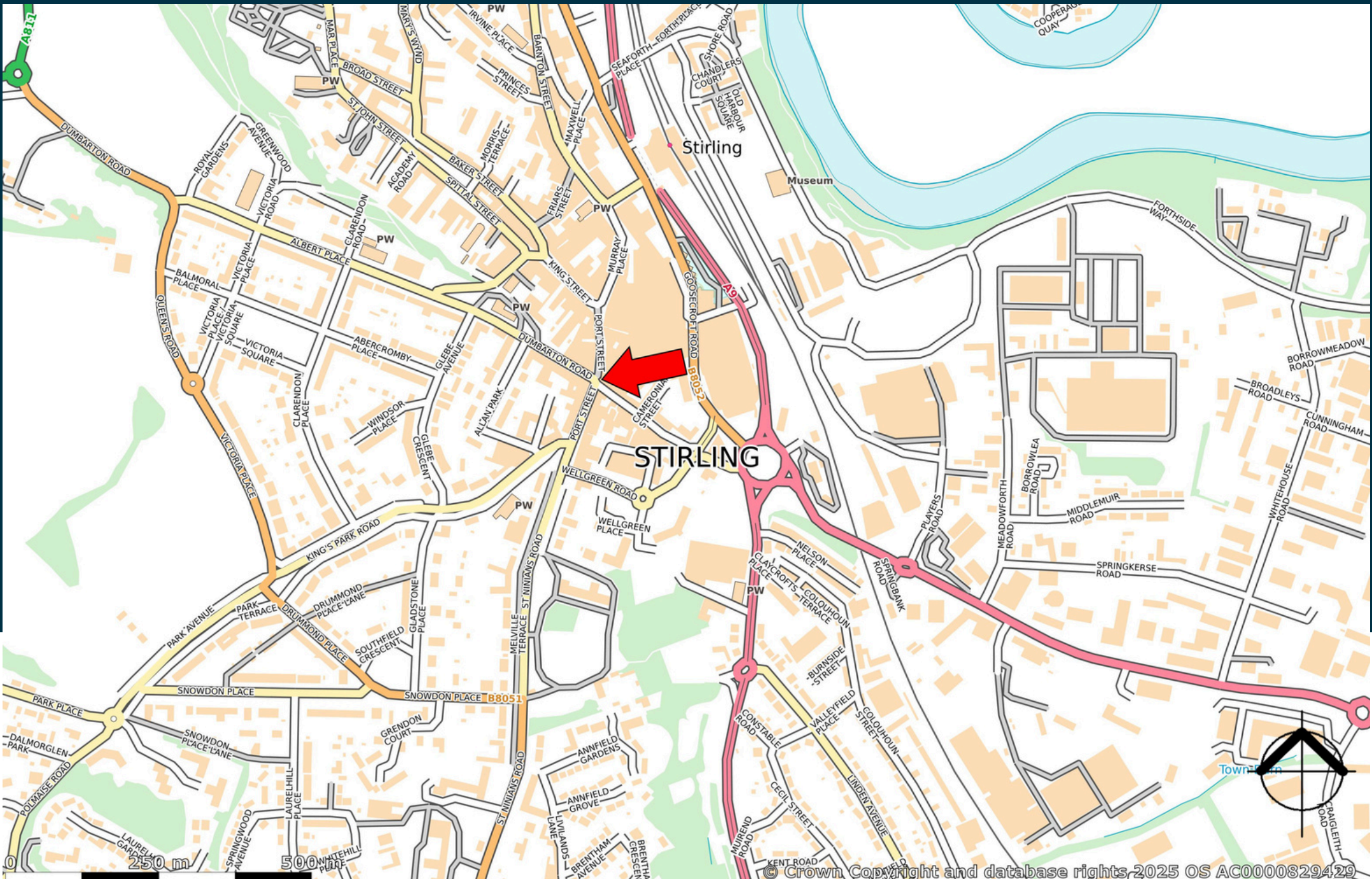
### SERVICES

Mains gas, electricity, water and drainage. Heating and hot water via gas fired boiler.









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## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - G

The EPCs will be available upon request.

## RATEABLE VALUE

TJ's Restaurant & Bar – Rateable Value - £40,750 (1st April 2023)

## TENURE

Leasehold

## LEASE TERMS

The restaurant is being offered on a new Full Repairing & Insuring Lease. Rent offers of £60,000 per annum are sought.

The terms of the lease are open to negotiation. The lease will have a regular Rent Review provision and rent deposit as security.

Any new tenant(s) must be demonstrably capable of fulfilling their obligations under the lease agreement and references will be requested without exception.

**To arrange a viewing please contact:**



**Martin Sutherland**  
**Licensed Trade + Business Agent**  
martin.sutherland@g-s.co.uk  
07768 704 203



**Katie Tait**  
**Hotel + Leisure Agent**  
katie.tait@g-s.co.uk  
07500 423 941

## EXCLUSIONS

Personal effects of the Landlord. Standard industry items held under lease or lease purchase agreements.

## FINANCE / BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

## VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

## OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham and Sibbald  
40 Torphichen Street  
Edinburgh  
EH3 8JB



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

Date published: **JULY 2025**

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.