



FALCONER
PROPERTY CONSULTANTS

TO LET/MAY SELL

9 Main Street, Plean, FK7 8BS

RETAIL UNIT / DEVELOPMENT OPPORTUNITY

- LEASE FROM £10,000 PER ANNUM
- PRIVATE PARKING
- PROMINENT LOCATION
- HIGH LEVELS OF PASSING TRADE
- WELL SUITED FOR A VARIETY OF USES OR REDEVELOPMENT
- 3,108 SQFT



LOCATION

Plean is a village in the Stirling Council area of central Scotland, located on the main A9 road linking Stirling to Falkirk. The A9 forms a busy main road with high levels of passing trade.

Springfield Properties have plans to develop circa 3,000 new homes between Stirling and Plean. NHS Forth Valley hospital is located in nearby Larbert.

From a local context the property is situated on the western side of Main Street between its junctions with Touchhill Crescent and Stirling Place.



DESCRIPTION

The subjects form the ground floor of a detached two storey building of traditional brick construction surmounted by a pitched and tiled roof. The property is well suited for retail uses but may also be suitable for alternative uses subject to planning.

Externally, the subjects benefit from a large private parking area to the rear of the building.

Internally, the subjects currently provide a large open plan retail area with rear storage area and w.c. facilities. The properties layout is well suited for a single user but is also well suited for sub division into smaller units.

PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Stirling Council Planning Department.

FLOOR AREAS

From sizes taken on site, we understand that the subject property, measured in accordance with the RICS Property Measurement Professional Statement (First Edition, May 2015) incorporating the International Property Measurement Standards and the RICS Code of Measuring Practice to extend to the following approximate gross internal area (GIA):

288.7m² / 3,108ft²

PROPOSAL

Lease from £10,000 per annum for a new FRI lease.

Offers over £137,500 are invited for the Heritable (freehold) interest.

EPC

F.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.

RATING

£10,500. 100% rates relief is available to qualifying applicants. Please contact local rating office for further information.



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VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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