



FALCONER
PROPERTY CONSULTANTS

TO LET / MAY SELL

Yard, Plean Industrial Estate,
FK7 8BJ

YARD

- LEASE FROM £5,500 PER ANNUM
- OFFERS OVER £50,000
- 0.1 ACRES
- EASY ACCESS TO MOTORWAY NETWORK
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- FULLY SECURE YARD
- SITUATED IN ESTABLISHED INDUSTRIAL ESTATE



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.

The subjects are located on the Southern side of Main Street, within Plean Industrial Estate.



DESCRIPTION

The subjects comprise a level secure yard with a power supply and good access route.

PROPOSAL

Offers over £50,000 are invited for the Heritable (freehold) interest.

Lease from £5,500 per annum for a new FRI lease.

VAT

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

SITE AREA

We have estimated the site to be approximately 0.1 acres

PLANNING

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

EPC

N/A

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.

RATING

The site benefits from being under the rateable threshold of £15,000.



VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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