



FALCONER
PROPERTY CONSULTANTS

FOR SALE

Units 1-11 Castle Laurie,
Falkirk, FK2 7XE

INDUSTRIAL INVESTMENT

- OFFERS OVER £825,000
- UNITS FROM 1,220 – 7,810 FT²
- TOTAL 26,321FT²
- ESTABLISHED INDUSTRIAL AREA
- ALL UNITS FULLY LET
- OFF STREET PARKING / YARD
- WELL LOCATED TO M9 MOTORWAY
- CURRENT RENTAL INCOME OF £83,010 PER ANNUM WITH GOOD REVERSIONARY GROWTH



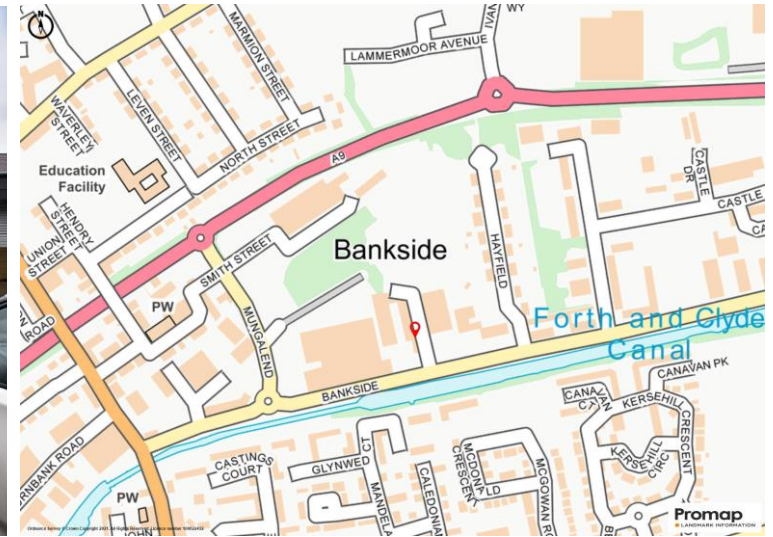
LOCATION

Falkirk is a large town in the Central Lowlands of Scotland. It lies in the Forth Valley, 23.3 miles (37.5 km) north-west of Edinburgh and 20.5 miles (33.0 km) north-east of Glasgow.

Falkirk has a resident population of 34,570 according to the 2008 census. The population of the town has risen over the past decade, making it the 20th most populous settlement in Scotland. Falkirk is the main town and administrative centre of the Falkirk council area, which has an overall population of 156,800 and inholds the nearby towns of Grangemouth, Bo'ness, Denny, Larbert and Stenhousemuir.

Attractions in and around Falkirk include the Falkirk Wheel, The Helix, The Kelpies, Callendar House and Park and remnants of the Antonine Wall. In a 2011 poll conducted by STV, it was voted as Scotland's most beautiful town, ahead of Perth and Stirling in 2nd and 3rd place respectively.

The subjects are located on the northern side of Bankside between its junctions with Mungaleld and Castlaurie Street.



DESCRIPTION

The subjects comprise a terrace of industrial units/workshops of brick construction. There are 11 units in total with an area of secure yard also let out.

Each unit benefits from a large roller shutter door and separate pedestrian access, some units also have a rear loading roller shutter door. Each unit also has 3 phase electric.

PROPOSAL

Offers over £825,000 are invited for the Heritable (freehold) interest.

PLANNING

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

FLOOR AREAS

From sizes provided by our client we understand the subject property extends to the following approximate gross internal area (GIA):

Size	Rent per annum
Unit 1: 1,500ft ²	£5,760
Unit 2: 1,270ft ²	£3,840
Unit 3: 1,528ft ²	£5,460
Unit 4: 1,528ft ²	£7,000
Unit 5: 1,220ft ²	£4,800
Unit 6: 2,790ft ²	£8,750
Unit 7: 1,660ft ²	£7,000
Unit 8: 1,390ft ²	£5,500
Unit 9: 7,810ft ²	£16,500
Unit 10-11: 5,625ft ²	£13,200
Yard:	£5,200

EPC

A copy of the EPC will be available upon request.

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

All units benefit from being under the rateable threshold of £15,000.

VAT

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

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published November 2021.



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VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

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