



**FALCONER**  
PROPERTY CONSULTANTS

# TO LET

81C Main Street, Bainsford,  
FK2 7NZ

## RETAIL UNIT

- LEASE FROM £3,950 PER ANNUM
- 271 FT<sup>2</sup>
- HIGH LEVELS OF PASSING TRADE
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- READY FOR IMMEDIATE OCCUPATION



## LOCATION

Falkirk is a large town in the Central Lowlands of Scotland. It lies in the Forth Valley, 23.3 miles (37.5 miles) 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 subject is located on the north eastern side of Main Street between its junctions with Union Street and Waggon Road.



## DESCRIPTION

The subjects comprise a single storey mid terrace retail unit.

Internally the unit offers an open plan retail area, with rear storage/kitchen area and w.c.

## PROPOSAL

Lease from £3,950 per annum.

## RATING

Rateable value £2,700.

## FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

25.2m<sup>2</sup>/271 ft<sup>2</sup>

## PLANNING

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

## 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/let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale/lease of the property.

## VAT

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



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## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

Sandy Falconer BSc (Hons) MSc MRICS

STIRLING 01786 234 000

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