



FALCONER
PROPERTY CONSULTANTS

FOR SALE

81B-D & 81 E-G Main Street,
Bainsford FK2 7NZ

MULTI-LET MIXED USE INVESTMENT

- OFFERS IN THE REGION OF £225,000
- 3,265 FT²
- REVERSIONARY YIELD OF 10%
- WELL DIVERSIFIED INCOME STREAM
- GOOD SCOPE FOR RENTAL 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 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 terrace of three retail units and three workshops with car parking.

81B rental £2,700 p.a lease expires 31/03/2023

81C vacant

81D £3,900 p.a lease expires 24/10/2028 break option 24/10/22 and 24/10/2025

81E £3,780 p.a. lease expires 30/06/2023

81F £3,840 p.a. lease expires 30/04/2022

81G £4,500 p.a. lease expires 31/07/2023

PROPOSAL

Offers in the region of £225,000 are invited for the Heritable (freehold) interest.

RATING

Please refer to www.saa.gov.uk.

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):

81B 35.31 m²/380 ft²

81C 25.2m²/271ft²

81D 24.16m²/260ft²

81E 77.29m²/832ft²

81F 53.97m²/581ft²

81G 87.40m²/941ft²

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.



VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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