



# FALCONER

PROPERTY CONSULTANTS

**72 LINLITHGOW ROAD**

**BO'NESS**

**EH51 0HX**

## FOR SALE

- MULTI LET RETAIL INVESTMENT
- OFFERS OVER £350,000
- HOT FOOD TAKEAWAY - 1,270 FT<sup>2</sup>
- HAIRDRESSERS - 1,335 FT<sup>2</sup>
- FREE OFFSTREET PARKING
- 9.4% GROSS INITIAL YIELD
- HIGH LEVELS OF PASSING TRADE





## LOCATION

Bo'ness is situated in the centre of Scotland and forms a popular location for commuters of over 3 million people within one hours drive, with its own population being approximately 14,000 people. The main towns nearby include Falkirk, Grangemouth (Scotland's premier Port and home to its only major oil refinery), Denny, Linlithgow, Larbert and Stenhousemuir.

Bo'ness has good connections and is within a 20 minute drive from Edinburgh and 50 minute drive from Glasgow. There are excellent motorway and train links and a nearby Sea Terminal in Grangemouth.

The subjects are located on the Western side of Linlithgow Road between its junctions with Jamieson Avenue and Douglas Drive.

## DESCRIPTION

The subjects comprise a two storey building of brick construction with a roughcast finish.

The ground floor provides two recently formed and refurbished retail units each benefitting from large glazed frontages.

Unit 1 is currently occupied and trading as a fish and chip shop. The current layout provides large open plan front area, rear prep area/storage and w.c. The tenant has invested considerable expenditure fitting out the property with a large range, extraction and other inbuilt equipment.

Unit 2 is currently occupied as a hairdressing salon. The tenant has fitted out the property to provide a number of cutting stations, backwashes and treatment areas.

The first floor is currently utilised as a four bed serviced apartment and is available by separate negotiation.





## 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):

Hairdressers 124m<sup>2</sup>/1,335ft<sup>2</sup>  
Hot food takeaway 118m<sup>2</sup>/1,270ft<sup>2</sup>  
Serviced apartment 155.25m<sup>2</sup>/1,671ft<sup>2</sup>

## LEASE DETAILS

Unit 1 is let on a full FRI lease for £18,000 + VAT per annum with 10 years left on the lease and a rent review in February 2028.

Unit 2 is also a full FRI lease at £15,000 + VAT per annum until June 2028 with a rent review in July 2024.

The first floor is operated as a serviced apartment complex with the rooms being rented on short term basis. Occupancy levels are good and supported by local contractors.

Part of the rear yard is leased to Peking Cuisine at £840 per annum.

## PROPOSAL

Offers over £350,000 are invited (Heritable freehold interest) for the two retail units.

Alternatively offers over £550,000 are invited (Heritable freehold interest) for the whole building including the two retail units and four bed serviced apartment.





## PLANNING

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

## RATING

Rateable value - Hairdressers £8,800, Hot food takeaway £10,200  
Serviced accommodation £3,150.

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

## VAT

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

## EPC

Both retail units benefit from having a C EPC rating.  
A copy of the EPC will be available upon request.





#### DISCLAIMER

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 January 2023.



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**VIEWINGS  
AND  
FURTHER  
INFORMATION**

Strictly by appointment through the Sole Agent:

**SANDY FALCONER**

BSc (Hons) MSc MRICS

 **STIRLING: 01786 234 000**

 **PERTH: 01738 230 200**

 **EMAIL: [info@falconerproperty.co.uk](mailto:info@falconerproperty.co.uk)**

**[www.falconerproperty.co.uk](http://www.falconerproperty.co.uk)**