



FALCONER

PROPERTY CONSULTANTS

**18 SOUTH STREET
BO'NESS
EH51 0EA**

FOR SALE

- OFFERS OVER £45,000
- 462 FT²
- WELL LOCATED RETAIL UNIT
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- FREE ON STREET PARKING
- HIGH LEVELS OF PASSING TRADE
- SUITABLE FOR A VARIETY OF USES

LOCATION

Bo'ness is a coastal parish in the Central Lowlands of Scotland. Historically part of the county of West Lothian, it sits on a hillside on the south bank of the Firth of Forth within the Falkirk council area, 16.9 miles north-west of Edinburgh and 6.7 miles east of Falkirk. Bo'ness has a population of 14,490 according to a 2008 estimate.

Bo'ness is now primarily a commuter town, with many of its residents travelling to work in Edinburgh, Glasgow or Falkirk. One of the main local sources of employment is the Ineos petrochemical facility (formerly BP) located in nearby Grangemouth.

The subjects are located on the southern side of South Street near its junction with Seaview Place.

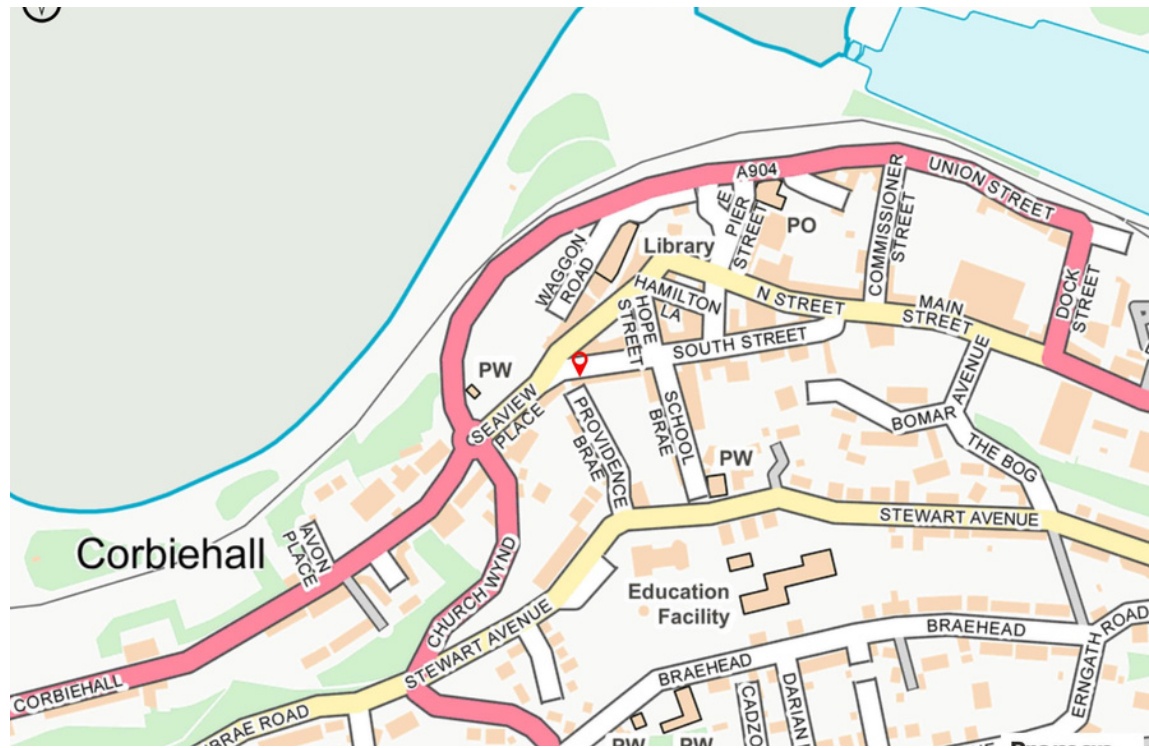
DESCRIPTION

The subjects comprise a ground floor mid terraced retail property contained within a two storey building of brick construction surmounted by a pitched and slated roof.

Internally the subjects provide a front retail area, two rear storage spaces, tea prep area and w.c.

PROPOSAL

Offers over £45,000 are invited for the Heritable interest.



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 net internal area (NIA):

42.9 m²/462ft²

PLANNING

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

RATING

Rateable value £3,050.

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 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.





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 June 2023.



FALCONER

PROPERTY CONSULTANTS


**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**

www.falconerproperty.co.uk