



FALCONER

PROPERTY CONSULTANTS

**U-STORE SCOTLAND
ESTABLISHED
STORAGE BUSINESS**

FOR SALE

- OFFERS OVER £1,100,000
- RETIREMENT SALE
- APPROXIMATELY 380
CONTAINERS
- 16,950 FT² INDUSTRIAL
STORAGE BUILDING
- WELL ESTABLISHED BUSINESS
- LEASEHOLD SALE

**U-STORE
STIRLING**

**U-STORE
FALKIRK**

**U-STORE
LIVINGSTON**

LOCATION

U-Store Scotland is made up of 3 prime locations throughout the central belt of Scotland.

The head office and main site is located on Burnbank Road, Falkirk and offers good transport links to all major cities.

The second site at Nairn Road, Livingston is a prime location being only 15 minutes from Edinburgh.

Broadleys Road, Stirling is the newest site and is within close proximity to the city centre but still offers great transport links to major roads.

DESCRIPTION

The business has been run by our clients for approximately 20 years.

U-Store Scotland operate 3 sites in Scotland. These sites have CCTV and secure coded entry systems, providing a full level of security and convenience.

Approximately 380 shipping containers are owned by the business and spread over the 3 sites. In addition to this a large industrial unit is leased by the business and provides internal secure storage. The business has performed consistently well resulting in a strong profit margin. The business is only for sale due to our clients wish to retire.

PROPOSAL

Offers over £1,100,000 are invited for the Leasehold 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 gross internal area (GIA):

Workshop: 1,574.7m²/16,950 ft²

PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to the relevant local authority Planning Department.

RATING

Please refer to www.saa.gov.uk

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 April 2024.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

SANDY FALCONER

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