



FALCONER

PROPERTY CONSULTANTS

**81B MAIN STREET,
BAINSFORD
FK2 7NZ**

TO LET

- LEASE FROM £5,200 PER ANNUM
- 348 FT²
- HIGH LEVELS OF PASSING TRADE
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- PRIME LOCATION

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.

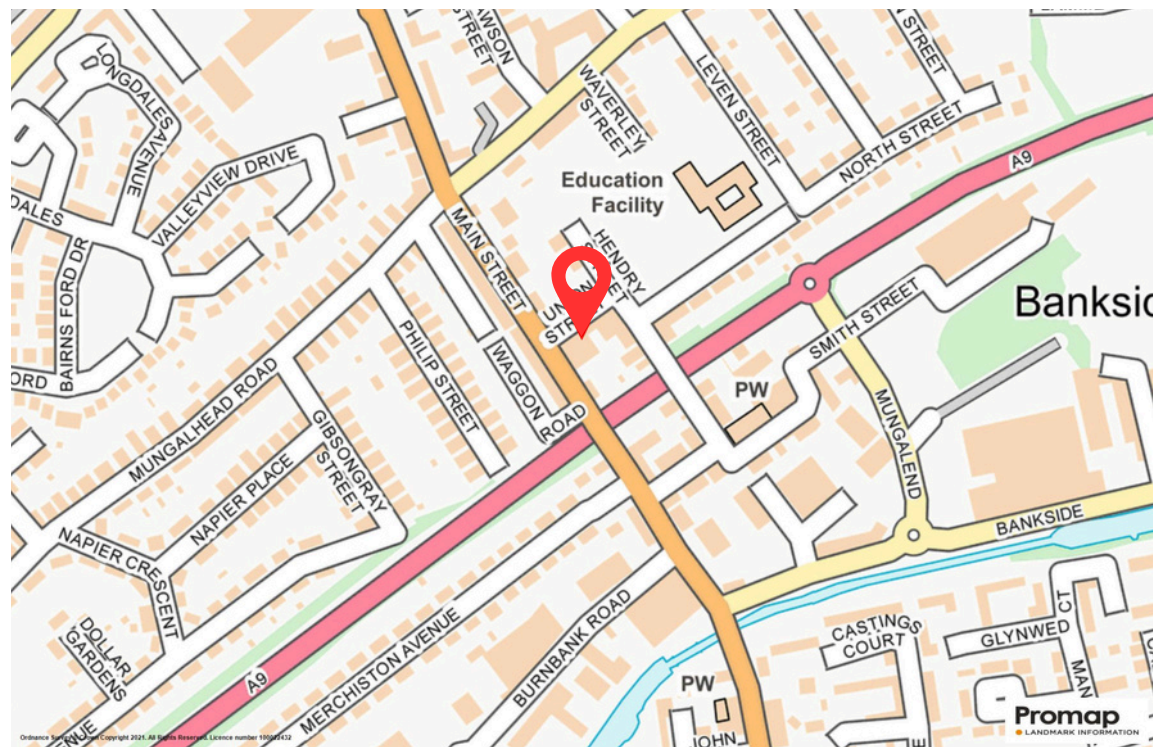
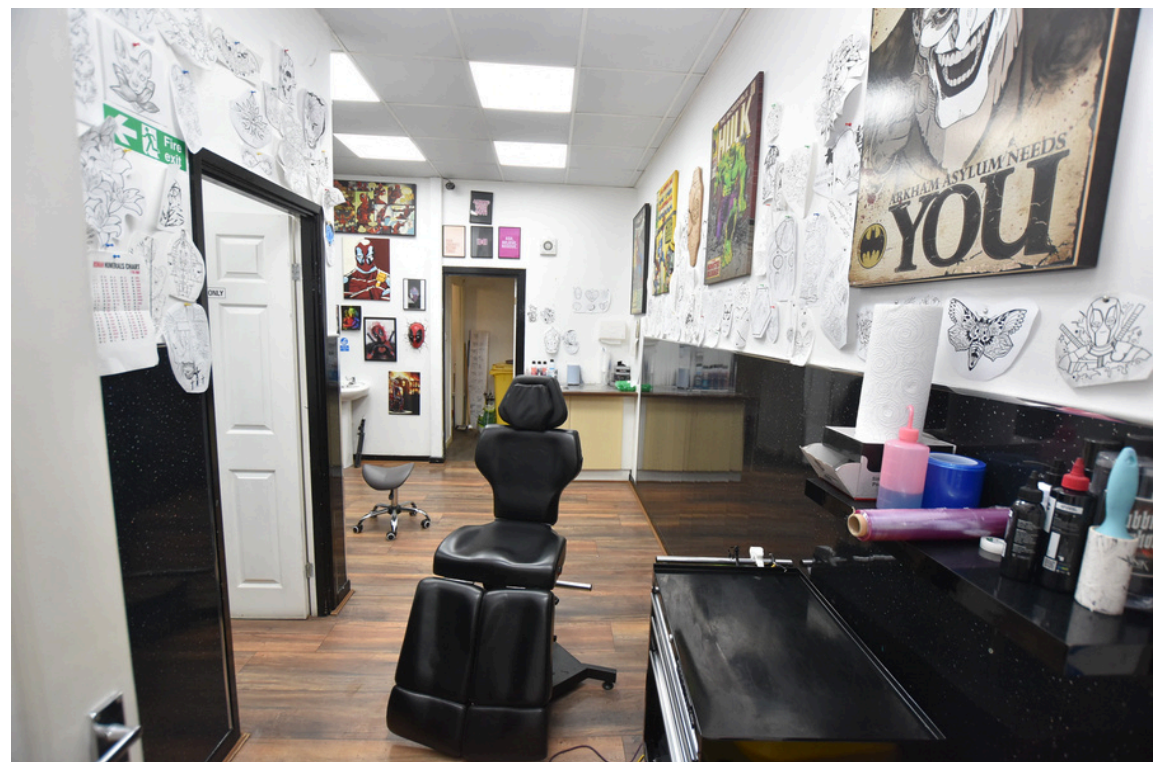
DESCRIPTION

The subjects comprise a ground floor end terraced retail unit contained within a traditional stone building surmounted by a pitched and slated roof.

Internally the unit provides a front retail area, back shop and W.C.

PROPOSAL

Lease from £5,200 per annum for a new FRI lease.



PLANNING

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

RATING

Rateable value £6,000. 100% small business rates is available (Subject to qualification of occupier).

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):

32.3m²/348ft²

EPC

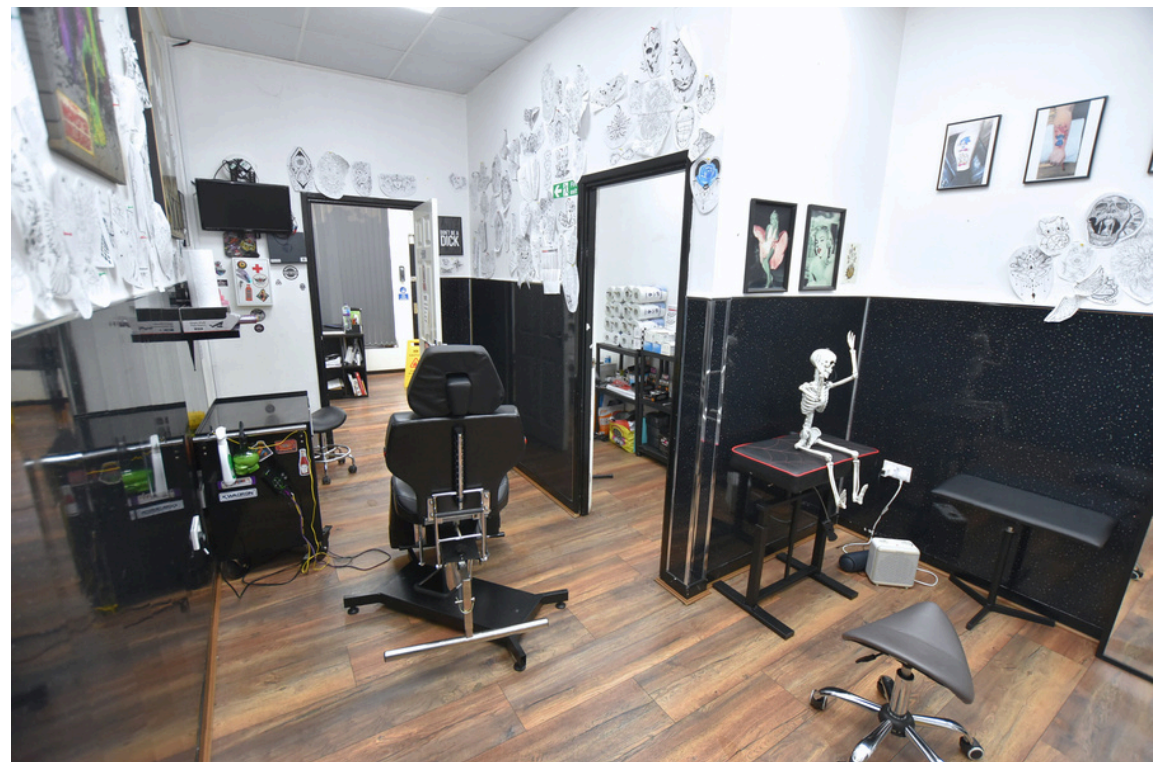
F.

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 the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale 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 November 2024.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

SANDY FALCONER

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