



FALCONER

PROPERTY CONSULTANTS

**THE BLUEBELL INN
83 MAIN STREET
BAINSFORD
FK2 7NT**

FOR SALE

- OFFERS OVER £110,000
- 1,083 FT²
- HIGH LEVELS OF LOCAL TRADE
- GREAT LEVELS OF NEARBY PARKING
- WELL SUITED FOR MULTIPLE USES (SUBJECT TO PLANNING)

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 subjects are located on the north eastern side of Main Street at its junction with Union Street.

DESCRIPTION

The subjects comprise a public house within a single storey building of brick construction.

Internally the property provides bar area together with seating areas, a darts room with further seating, storage, cellar and sperate male and female w.c's.

Although the property has most recently been utilised as a public house, it would be suitable for a variety of commercial uses subject to local authority planning consent.

PROPOSAL

Offers over £110,000 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 gross internal area (GIA):

100.68m²/1,083ft²

PLANNING

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

RATING

Rateable value £18,100.

EPC

G.

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

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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

SANDY FALCONER

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