



FALCONER
PROPERTY CONSULTANTS

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

TO LET

- LEASE FROM £4,850 PER ANNUM
- 270 FT²
- HIGH LEVELS OF PASSING TRADE
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- READY FOR IMMEDIATE OCCUPATION

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 northeast of Glasgow.

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.

Bainsford, just north of Falkirk town centre, has a growing commercial property presence, with a mix of light industrial units, trade counters, warehousing, and local retail serving the surrounding residential population. Its proximity to key road routes and established business parks makes it attractive for small to mid-sized enterprises seeking cost-effective premises with good local connectivity.

The subject is located on the north eastern side of Main Street between its junctions with Union Street and Waggon Road.

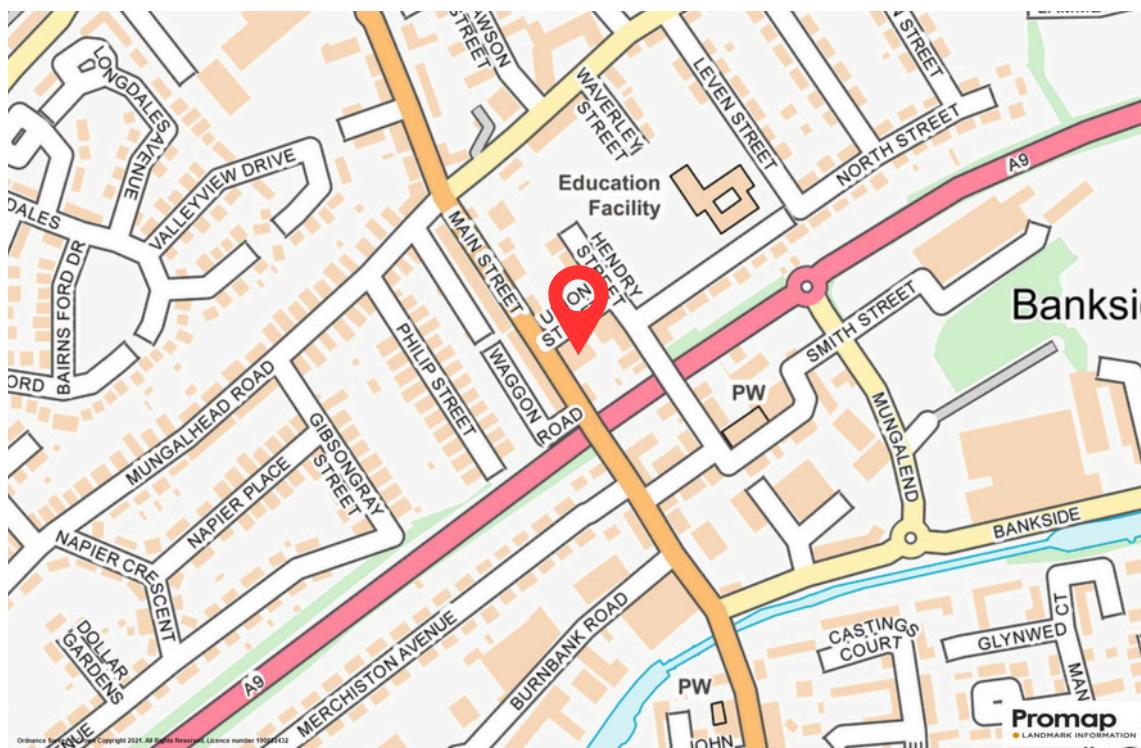
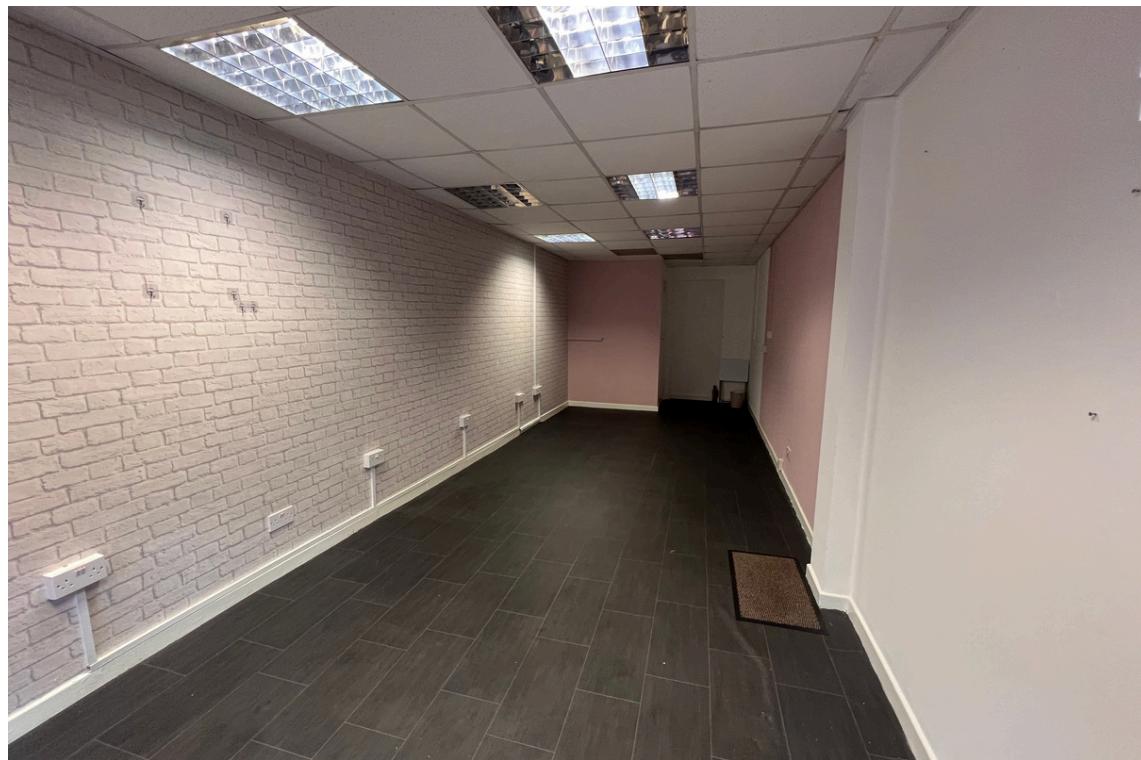
DESCRIPTION

The subjects comprise a single storey mid terrace retail unit of brick construction with a flat roof.

Internally the unit offers an open plan retail area, with w/c.

PROPOSAL

Lease from £4,850 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 £5,200.

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):

25.08m²/270ft²

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 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 February 2025.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

SANDY FALCONER
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