



# FALCONER

PROPERTY CONSULTANTS

**46-48 BO'NESS ROAD,  
GRANGEMOUTH**

**FK3 8AF**

## TO LET

- LEASE FROM £15,000 PER ANNUM
- 897 FT<sup>2</sup>
- PRIME LOCATION
- HIGH LEVELS OF PASSING TRADE
- HOT FOOD CONSENT
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- SUITABLE FOR A VARIETY OF USES
- FREE ON STREET PARKING
- EXCELLENT TRANSPORT LINKS



## LOCATION

Grangemouth is situated in Central Scotland and is one of the main towns within the central region with a population of approximately 32,000 persons and provides substantial employment for the Central Region and beyond. Grangemouth benefits from being Scotland's largest deep sea container port with excellent road and rail connections due to its excellent central Scotland location.

Grangemouth benefits from excellent transport links being served by a main line railway station in nearby Falkirk and the M9 motorway.

The subjects are located on the southern side of Bo'ness Road at its junction with Union Road.

## DESCRIPTION

The subjects comprise a ground floor retail unit/takeaway contained within a 2 storey end terraced building of stone construction with a rendered finish and surmounted by a pitched and slated roof.

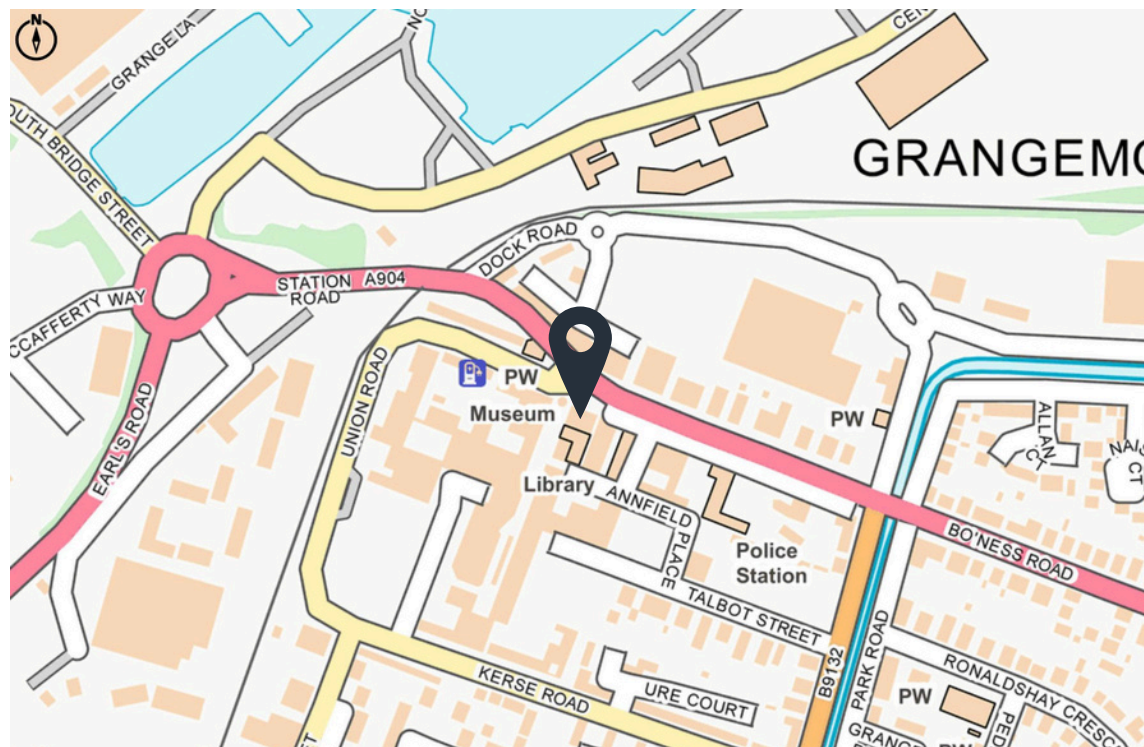
Internally the unit provides an open plan former hot food takeaway together with rear store and w.c.

The property benefits from being partially fitted out as a hot food takeaway with the extraction flue already being in situ.

There are a number of free on-street parking spaces to the front of the property.

## PROPOSAL

Lease from £15,000 per annum for a new FRI lease.



## 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):

82.4m<sup>2</sup>/897ft<sup>2</sup>

## PLANNING

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

## RATING

Rateable value £11,700

## EPC

B.

## 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 February 2025.



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**VIEWINGS  
AND  
FURTHER  
INFORMATION**

Strictly by appointment through the Sole Agent:

**SANDY FALCONER**

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