

DM HALL

To Let / For Sale



Retail Premises

26 Station Road
Grangemouth
FK3 8BG

54.03 SQ M
581 SQ FT

Property Details

- Retail/Salon/Office Premises
- Busy main road frontage
- Flexible internal layout
- May suit hot food operator subject to planning
- Offers of £6,500 pax or offers of £55,000 sought.

LOCATION:

The subjects enjoy a prominent main road frontage, lying on northern side of Station Road, forming part of the northern extent of Grangemouth's principal town centre.

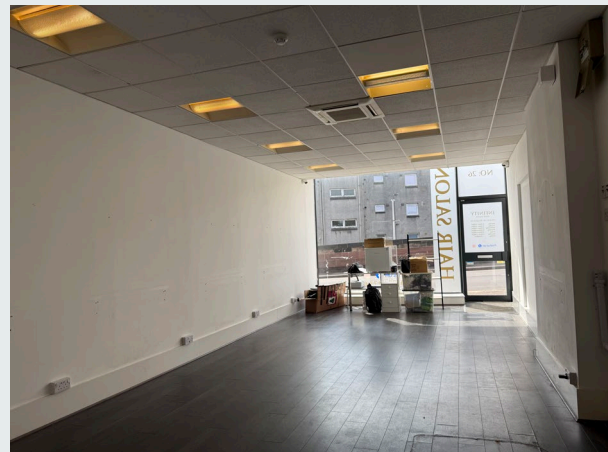
The premises are situated within a popular secondary retailing location with nearby occupiers including ESP Physio, Hodge Construction, AG Office Supplies and The Alloa Bedroom/Furniture Centre. A modern Asda Superstore lies immediately to the rear of the subjects.

Grangemouth itself comprises an established town within central Scotland lying on the southern banks of the River Forth, approximately 3 miles to the west of Falkirk and some 20 miles to the east of Edinburgh. The town is home to the country's main petro chemical complexes as well as a substantial port facility each of which provides significant employment for the surrounding area.

DESCRIPTION:

The subjects comprise a mid-terraced retail unit which is of rendered brick/block construction contained under a flat roof.

The property enjoys a prominent main road frontage to Station Road which incorporates an aluminium/glazed pedestrian entrance door together with two floor to ceiling display windows.



Property Details

Internally the subjects provide a main retail/salon area together with two former treatment rooms and a toilet facility.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net internal basis and is as follows:

FLOOR	SQ M	SQ FT
Ground	54.03	581

LEASE TERMS:

The subjects are offered on normal full repairing and insuring terms for a period to be negotiated incorporating rent reviews at appropriate intervals.

RENTAL:

Offers of £6,500 per annum exclusive are sought.

PRICE:

Offers of £55,000 are invited for the benefit of our clients absolute ownership.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £6,400 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

PROPOSAL:

Any proposals to purchase should be sent directly to the sole selling/letting agents.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

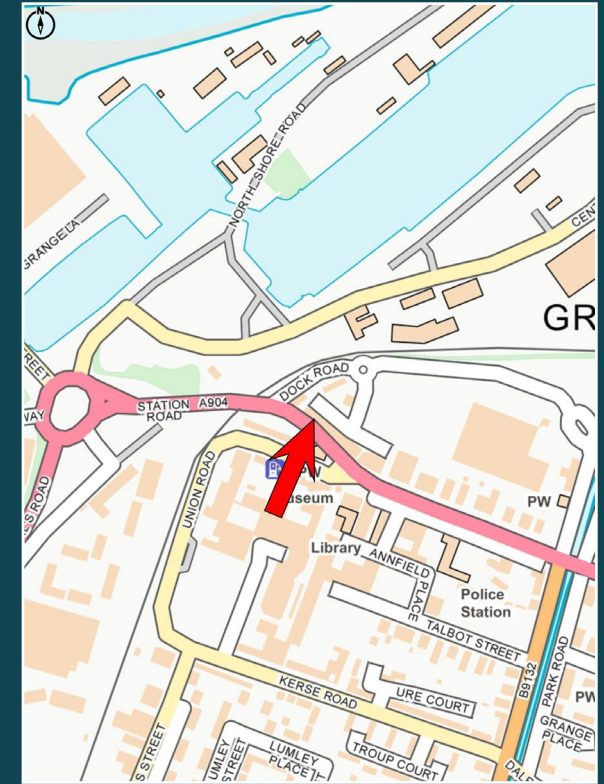
All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents.

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall is legally required to carry out due diligence on all parties involved in a transaction. Once an offer has been accepted, prospective purchasers, vendors, tenants, or landlords will be required, at a minimum, to provide proof of identity and residence, as well as proof of funds, before the transaction or lease can proceed.



Make an enquiry

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DM HALL



Regulated by
RICS

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.