

# DM HALL

To Let

Salon/Retail/Office

15 La Porte Precinct,  
Grangemouth,  
FK3 8AZ



Ground Floor  
43.35 SQ M  
456 SQ FT

First Floor  
174.85 SQ M  
1882 SQ FT

# Property Details

- Prominent town centre retail premises
- Flexible internal layout
- Ground and first floor accommodation
- May suit Gym/Leisure operator, subject to planning/consent
- Offers of £13,500 pax sought

## LOCATION:

The subjects lie within the heart of Grangemouth's pedestrianised retail centre, on the eastern side of La Porte Precinct, to the north of its junction with Talbot Street.

The surrounding area comprises Grangemouth's principal commercial centre which accommodates a range of retail, office and associated premises. Nearby occupiers include Greggs, Baynes, Boots and B & M.

Grangemouth itself comprises an established town within Central Scotland, lying on the southern banks of the River Forth, astride the A904 road route, approximately 3 miles east of Falkirk and some 20 miles west of Edinburgh.

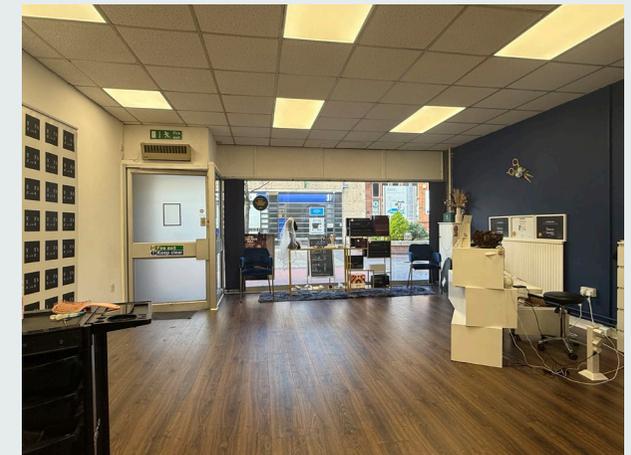
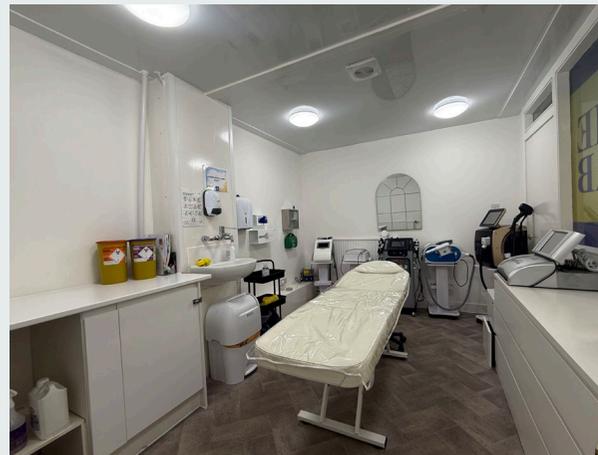
The town is home to one of the countries and indeed Europe's largest petrochemical facilities as well as benefitting from a substantial port complex, each of which provides significant employment for the surrounding area.

## DESCRIPTION:

The subjects comprise retail premises arranged over the ground and first floors of a end-terraced, two storey building which is of rendered brick/block construction.

The retail frontage to La Porte Precinct comprises an aluminium/glazed entrance doors together with an aluminium framed display window.

Internally the subjects are presently arranged to provide a ground floor retail/salon area while the first floor provides a further salon/training suite, 3 private treatment rooms and appropriate toilet, storage and ancillary sections.



# Property Details

## ACCOMMODATION & FLOOR AREAS:

Floor	sq m	sq ft
Ground	43.35	456
First	174.85	1882

## NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £8,700 per annum.

We further note that the proposed Rateable Value in terms of the 1st April 2026 revaluation is £11,700.

It should be noted under the terms of the Small Business Bonus Scheme, eligible parties may be able to claim 100% rates relief.

## PROPOSAL:

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

Offers of £13,500 per annum exclusive are sought.

## ENERGY PERFORMANCE:

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

## LEGAL COSTS:

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

## VAT:

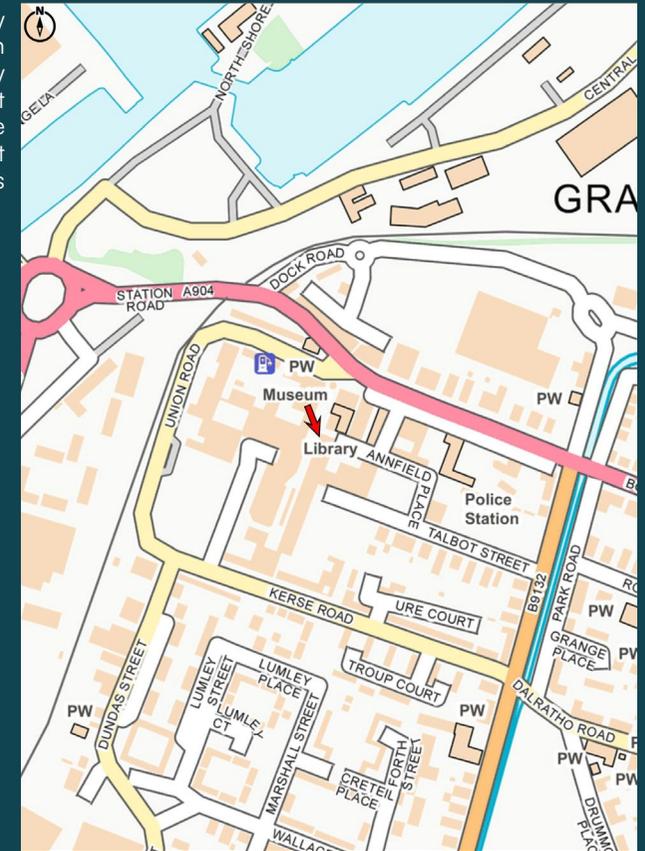
All prices quoted are exclusive of VAT which maybe chargeable.

## ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents



## Make an enquiry

Juliet Robertson

Michael McIntyre

falkirkagency@dmhall.co.uk

**DM Hall Commercial Department**

**DM Hall, Unit 6a The Courtyard, Callendar  
Business Park, Falkirk, FK1 1XR**

**01324 628321**



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