

# DM HALL

# For Sale

**HOT FOOD  
TAKEAWAY  
INVESTMENT**

146 Grahams Road,  
Falkirk, FK2 7BZ



**SQ FT - 694  
SQ M - 64.48**

# Property Details

- Hot food takeaway premises
- Busy main road location
- Let until 29th April 2028
- Current passing rent £11,440 pax
- Rare opportunity to purchase
- Offers of £110,000 sought reflecting a generous gross initial yield of 10.4%

## LOCATION:

The subjects enjoy a busy main road frontage lying on the western side of Graham's Road, in close proximity to Dalderse Avenue, to the north of Falkirk town centre.

Graham's Road comprises one of Falkirk's principal arterial road routes with the property lying within a busy and well established commercial location. Surrounding occupiers include Pizza Bake, Chilos, The Croft & Creel and Firestorm.

Falkirk itself represents an important town within Scotland's central belt, lying midway between Edinburgh and Glasgow, forming the main administrative centre for the surrounding district. As such, the town provides extensive retail, leisure, and local government facilities.

## DESCRIPTION:

The subjects comprise hot food takeaway premises arranged over the ground floor of a mid-terraced two-storey building which is of traditional stone construction, contained under a pitched and tiled roof. The original building has been extended to the rear on several occasions, these projections, being part single and part two-storey in height, of rendered brick/block construction. The rear extensions are contained under a variety of mono-pitched/slate-clad and flat felt roofs.

The retail frontage to Graham's Road comprises a UPVC/glazed entrance door together with to UPVC framed display windows. The entire frontage has the benefit of roller security shutters.

Internally the subjects are arranged to provide the front takeaway/ waiting area, kitchen, stores and a toilet facility.



# Property Details

## ACCOMMODATION:

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

Ground floor - 64.48 sq m (694 sq ft)

## RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £8,300 per annum.

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

## PRICE:

Offers of £110,000 exclusive are sought for the benefit of our client's feudal equivalent interest, reflecting a gross initial yield of 10.4%.

## ENERGY PERFORMANCE:

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

## LEASE TERMS:

The subjects are presently let to Wai Kei Lam on a 20 year full repairing and insuring lease from 30 April 2008. The current passing rent is £11,440 pax with rent reviews on the 15th of February 2011 and three yearly thereafter.

## VAT:

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

## LEGAL COSTS:

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

## ENTRY:

Upon completion of legal formalities.

## VIEWING:

Strictly by arrangement with the 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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