

# 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 £7,250 pax or offer over £60,000 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.

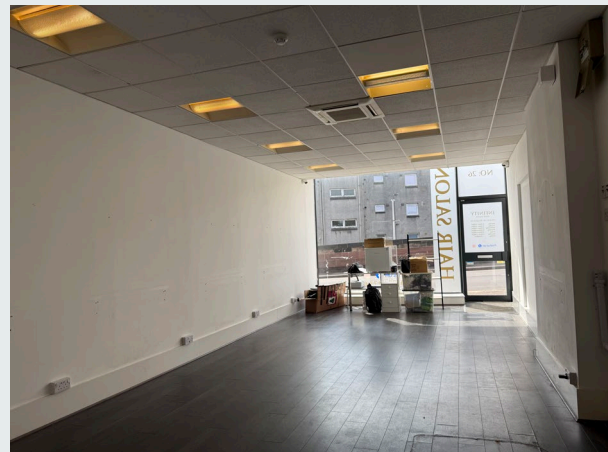
The premises are situated within a popular secondary retailing location with nearby occupiers including ESP Physio, Hodge Construction, AG Office Supplies and The Alloa Bedroom/Furniture Centre. A modern Asda Superstore lies immediately to the rear of the subjects.

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 £7,250 per annum exclusive are sought.

## PRICE:

Offers over £60,000 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.

**DM HALL**



Regulated by  
**RICS**

## 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:

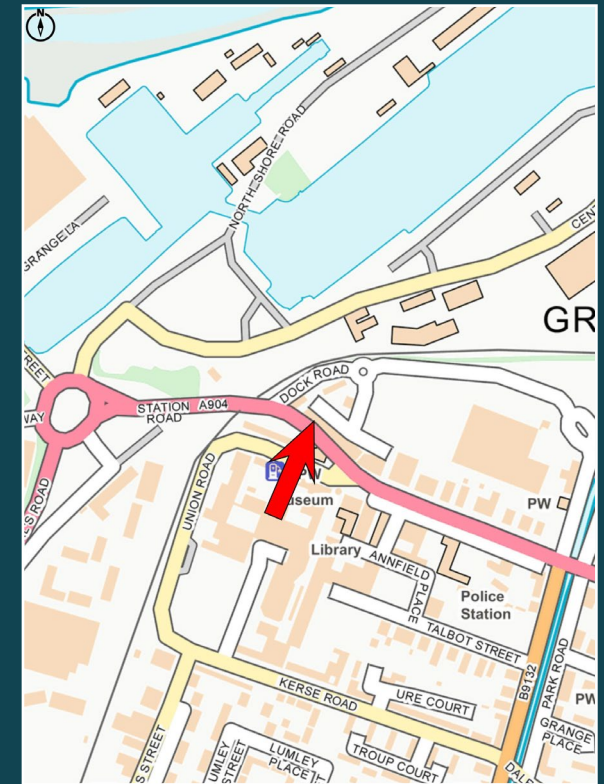
All prices quoted are exclusive of VAT which may be chargeable.

## 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 LLP

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