

TO LET / FOR SALE - RETAIL

117 MAIN STREET

BAINSFORD, FALKIRK, FK2 7NT



KEY HIGHLIGHTS

- 424 sq ft
- Available for immediate occupation
- Eligible for 100% rates relief
- Highly prominent hot-food takeaway premises
- Offers over £90,000 to buy / £9,000 pa to lease (No VAT)

SUMMARY

Available Size	424 sq ft
Rent	£9,000 per annum
Price	Offers in excess of £90,000
Business Rates	Upon Enquiry
VAT	Not applicable
EPC Rating	Upon enquiry

DESCRIPTION

The subjects comprise a prominently positioned ground floor hot food take away within a 2 storey brick built property.

The shop benefits from a large display window and is secured by roller shutters. The premises currently trade as a sit in/take away café and are arranged with customer seating to the front, service counter and kitchen to the rear. The premises are extended to the rear where there is a storage and prep area with a toilet and exit to the rear.

The floor is laminate within the front section and a vinyl finish to the rear within the cooking areas. The walls are lined with easy clean finishes and steel sheet lined in the kitchen. The ceiling is plaster with surface mounted LED strip fittings. The kitchen contains extract flue ventilation with ducting located on the gable elevation.

LOCATION

Bainsford is a suburb of Falkirk, situated around 1 mile to the north of the Town Centre, positioned between the River Carron and the Forth & Clyde Canal, to the north and south respectively.

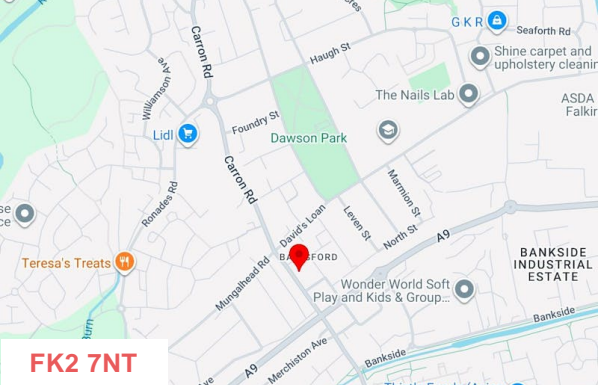
The premises are situated in a prominent location on the corner of Main Street and Mungalhead Road, with excellent frontage onto the B902, which forms a busy main thoroughfare, leading to and from Falkirk Town Centre.

The surrounding area is a mix of residential and commercial, with occupiers including 1st Class Rumpers Barbershop, Bainsford Laundry, Londis Convenience, Escape Hairdressing, William Hill and Mario’s Fish & Chips.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	424	39.39	Available
Total	424	39.39	



VIEWING & FURTHER INFORMATION

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