

High Street Retail FOR SALE



56 La Porte Precinct, Grangemouth, FK3 8BG

Town Centre Specsavers investment Expiring 2027 | Passing £22,500p.a.xl Opportunity To Extend Lease

Summary

Tenure	For Sale
Available Size	1,952 sq ft / 181.35 sq m
Price	Offers in excess of £200,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Prime Trading Location
- Well Presented Unit
- Expiry January 2027
- Price: o/o £200,000
- Rear Loading Access
- Tenant In Situ Since 2017
- Passing £22,500p.a.x.

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Summary

Available Size	1,952 sq ft
Price	Offers in excess of £200,000
Business Rates	Upon Enquiry
VAT	Applicable. Transfer of a going concern
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a ground floor commercial unit set within a larger 2 storey mixed use development.

The property offers a prominent aluminium framed and glazed frontage with dual entrance doors leading to the open plan retailing space. The tenant has erected partitions to create multiple eye and hearing examination rooms, along with staff facilities, stores and w.c.'s.

The property has been decorated in accordance with the tenants corporate specifications

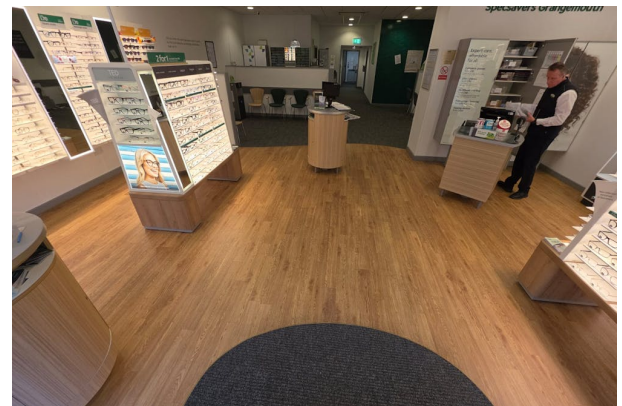
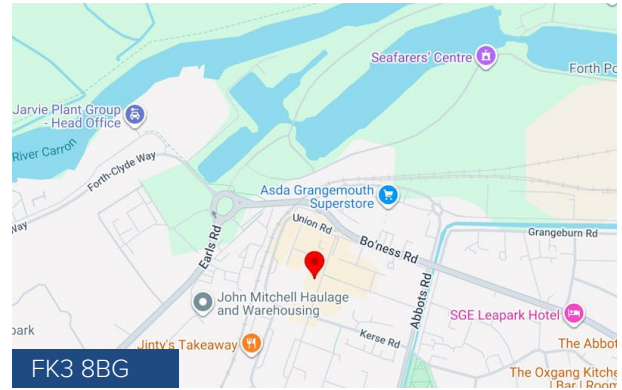
Area

181.38sqm (1,952sq ft)

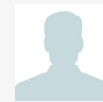
Location

Grangemouth is an industrial town located in the Falkirk council area of central Scotland, situated on the southern shore of the Firth of Forth. It lies approximately three miles east of Falkirk and around 25 miles west of Edinburgh, forming part of the Forth Valley region. With a population of approximately 16,000, Grangemouth serves as a key employment centre for the wider area, particularly due to its major port, petrochemical facilities and logistics operations. It draws a significant workforce from across Falkirk, Bo'ness and surrounding communities, acting as an important economic hub within the Central Belt.

The town benefits from strong transport connectivity. It has excellent road links via the M9 motorway and the A904, providing quick access to Edinburgh, Glasgow and the national motorway network. Grangemouth is also home to one of Scotland's busiest ports, handling substantial volumes of container, liquid and general cargo, with strong rail freight connections supporting its role as a major logistics and industrial centre. Local bus services provide regular links to Falkirk and nearby towns, while passenger rail services are available via nearby stations in Falkirk.



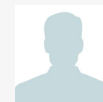
Viewing & Further Information



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LOCATION

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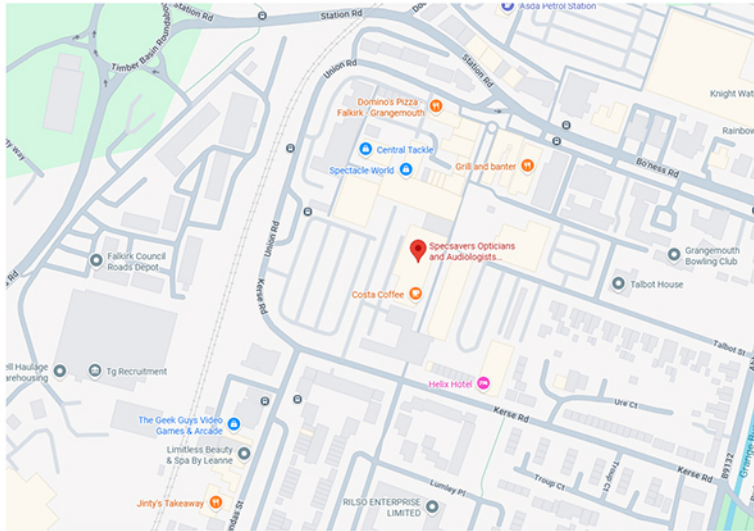
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PROPERTY

The property comprises a ground floor commercial unit set within a larger 2 storey mixed use development. The property offers a prominent aluminium framed and glazed frontage with partially recessed entrance leading to the open plan retailing space. The tenant has erected partitions to create multiple eye and hearing examination rooms, along with staff facilities, stores and w.c.s. The property has been decorated in accordance with the tenants corporate specifications.

AREA

181.38sqm (1,952sq ft)



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LEASE SUMMARY

The property is held on a Full Repairing and insuring head lease to Specsavers Optical Superstores Ltd since June 2017 expiring 22nd January 2027 at a passing rent of £22,500p.a.x.

Specsavers Optical Superstores Ltd is the principal UK trading company of Specsavers Optical Group, one of the world's largest privately-owned optical retailers.

The group operates approximately 2,815 optical, audiology and related businesses across the UK, Ireland, Australia, New Zealand, the Netherlands and the Nordic countries. In the financial year ending February 2025, Specsavers reported group revenue of £4.18 billion. It employs more than 45,000 colleagues and partners worldwide, making it one of the largest employers in the optical and hearing care sector. The Perkins family continues to own and lead the business, which has grown from a single store into a multinational healthcare retailer while maintaining its founding focus on value, clinical excellence and community care.

SALE

The property is available on a freehold basis for o/o £200,000

V.A.T

The vendor has opted to waive their option to tax, as such the transaction will be treated as a Transfer of a Going Concern (ToGC). Further information available on request.

LEGAL

Each party shall bear their own legal costs incurred in the transaction

VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business

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Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within 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 out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.