

BEARSAL STUDIOS

The  
*Callanetics*  
Studio  
Tel: 01324 637386  
*By Len*

## PROMINENT RETAIL UNIT

- > NIA: 31.20 SQM (336 SQFT)
- > POTENTIAL FOR 100% RATES RELIEF
- > FLEXIBLE LEASE TERMS AND TENANT INCENTIVES ARE AVAILABLE
- > SUITABLE FOR VARIETY OF USES
- > RENTAL: £6,500 PER ANNUM



TO LET

**42 GLASGOW ROAD, CAMELON, FALKIRK, FK1 4HJ**

**CONTACT:** Alasdair McConnell MA (Hons) MRICS  
Aleksander Alfer

[a.mcconnell@shepherd.co.uk](mailto:a.mcconnell@shepherd.co.uk)  
[a.alfer@shepherd.co.uk](mailto:a.alfer@shepherd.co.uk)

01786 450438 – 07393 803 404  
01786 450438

[www.shepherd.co.uk](http://www.shepherd.co.uk)

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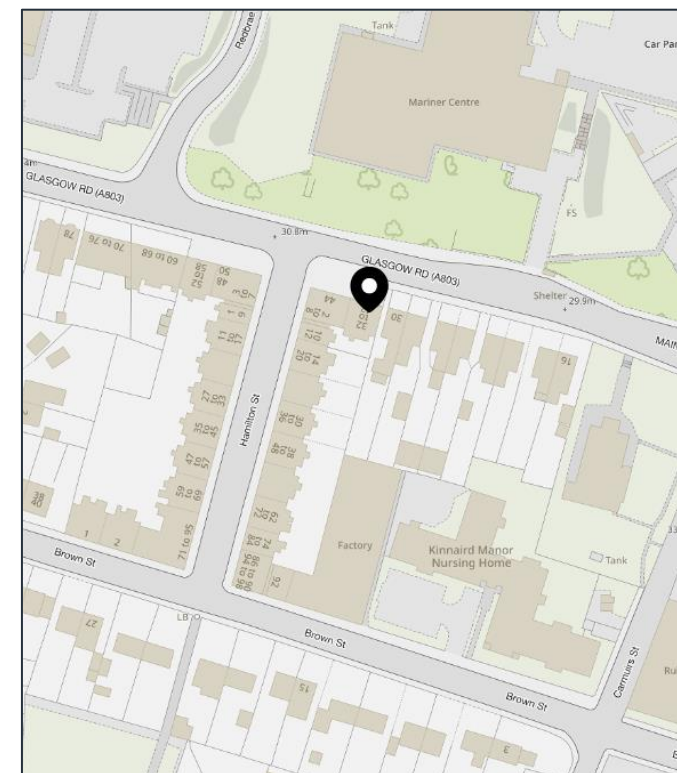
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The below floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

ACCOMMODATION	SqM	SqFt
Ground Floor	31.20	336
<b>TOTAL</b>	<b>31.20</b>	<b>336</b>



### LOCATION

Camelon is a village within the Falkirk area, located in Scotland's Central Belt, approximately 20 miles northeast of Glasgow, 27 miles west of Edinburgh, and 10 miles south of Stirling. The location benefits from well-situated road transport links, with access to both the M80 and M90 situated within 5 miles.

Falkirk, with a resident population of just under 40,000, is the administrative centre for the Falkirk council area. Camelon is situated approximately 1.5 miles west of the town centre, and the subject property occupies a prominent position on Glasgow Road.

Glasgow Road forms part of the primary route connecting Falkirk to the M80, carrying high volumes of vehicular traffic. The subject property is situated in very close proximity to the main entrance of Camelon Retail Park, which is occupied by national retailers such as Tesco, Aldi, and Home Bargains. More specifically, the property forms part of a small parade comprising a mix of residential and local commercial occupants

### DESCRIPTION

The subject comprise a ground floor, Class 1A unit which forms part of a larger two storey building of traditional stone construction.

Internally, the accommodation comprises a front sales area which offers a flexible space for office, retail or café use. There is also a back shop and W/C compartment to the rear. The premises are available for occupation immediately.

### RENT & LEASE TERMS

Rental offers in the region of £6,500 per annum (Excl. VAT) are invited.

Flexible lease terms and tenant incentives are available.

### VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

### RATING

The subjects are entered in the current Valuation Roll with a rateables value of £4,250. As such, incoming occupiers may benefit from 100% rates relief via the small business bonus scheme

The business rate poundage for 2024/25 is £0.498 to the pound.

### PLANNING

We understand that the property has Class 1A (Shops, Financial, Professional and Other Services) Planning Consent.

The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any tenant to satisfy themselves in this respect.

### LEGAL COSTS

Please note that each party is responsible for their own legal costs relative to the letting.

### EPC

A copy of the EPC certificate can be provided upon request.

### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017 This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors **11 Gladstone Place, Stirling, FK8 2NN**

Alasdair McConnell MA (Hons) MRICS [a.mcconnell@shepherd.co.uk](mailto:a.mcconnell@shepherd.co.uk)

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