



## PRIME RETAIL UNIT

- > NIA – 666.3 SQ M (7,172 SQ FT)
- > PROMINENT FRONTAGE
- > ON SITE CAR PARKING
- > HIGH LEVELS OF PEDESTRIAN PASSING TRAFFIC
- > RENTAL : OFFERS INVITED

# TO LET

### UNIT 44-46 LA PORTE PRECINCT, GRANGEMOUTH, FK3 8BG

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UNIT 44-46 LA PORTE PRECINCT,  
GRANGEMOUTH, FK3 8BG

**LOCATION**

Grangemouth is situated in East Stirlingshire in the Forth Valley, on the Firth of Forth in Central Scotland and is situated approximately 3 miles east of Falkirk, 5 miles west of Bo'ness and 13 miles south east of Stirling. The town has a population of around 17,500 persons.

The premises are situated on La Porte Precinct, the prime shopping location for the town centre. Nearby occupiers include Specsavers, Costa, British Heart Foundation, Subway and Cancer Research.

**DESCRIPTION**

The premises comprise a retail unit arranged over the ground and first floors of a two storey building under a pitched and slated roof.

**RENT**

We are currently inviting offers for a standard FRI lease of flexible duration.

**RATING**

The premise are entered into the current Valuation Roll with a rateable value of £47,250.

The rate poundage for 2020/2021 is £0.498 to the pound.

**PLANNING**

The property benefits from Class 1 (retail) consent under the Town and Country Planning (use classes) (Scotland) order 1997.

**EPC**

A copy of the EPC will be available upon request.

**VAT**

All Prices, premiums and rents quoted are exclusive of VAT.

**LEGAL COSTS**

Each party will be responsible for their own legal costs relative to any letting or sale of the property.

**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.

From measurements taken on site and in accordance with the RICS code of measuring practice (6<sup>th</sup> edition), we calculate the subjects extend as follows:

ACCOMMODATION	SqM	SqFt
<b>TOTAL</b>	<b>666.3</b>	<b>7,172</b>



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

**Shepherd Chartered Surveyors** 31 Byres Road, Glasgow, G11 5RD, 0141 331 2807

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