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PROMINENT RETAIL UNIT WITH POTENTIAL FOR CLASS 3/HOT FOOD CONSENT

NIA:- 172 SQ M (1,851 SQ FT)

PROMINENT RETAIL UNIT

POTENTIAL FOR CLASS 3 CONSENT

EXCELLENT TOWN CENTRE LOCATION

RENT: OIEO £19,500



TO LET

UNIT 30B, LA PORTE PRECINCT, GRANGEMOUTH, FK3 8BG

CONTACT: Adam Honeyman MA (Hons) MRICS, <u>a.honeyman@shepherd.co.uk</u>, 0141 331 2807, <u>www.shepherd.co.uk</u> Stewart Gorman MA, MSc, <u>stewart.gorman@shepherd.co.uk</u> 01786 450 438, <u>www.shepherd.co.uk</u> Andrew Britton <u>andrew@culverwell.co.uk</u> 0141 275 3306 <u>www.culverwell.co.uk</u>



Culverwell 0141 248 6611 www.culverwell.co.uk

LOCATION

Grangemouth is situated on the southern banks of the Forth Estuary, approximately 3 miles to the west of Falkirk and 20 miles east of Edinburgh.

The property is located in the pedestrianised town centre, in close proximity to Boots, Costa Coffee, Specsavers, Subway, BHF and Cancer Research.

DESCRIPTION

The premises comprise a retail unit arranged over the ground floor only within a two storey building under a pitched and slated roof.

RENT

Offers in excess of £19,500 per annum exclusive of VAT are invited.

RATING

The subjects are currently entered in the current valuation roll at £11,800. Please refer to the Scottish Assessors portal for further information www.saa.gov.uk.

The rate poundage for 2023/2024 is 49.8p to the pound.

PLANNING

The premises benefit from Class 1 retail consent under the Town and Country Planning (Use Classes) (Scotland) Order 1997. The premises maybe suitable for alternative uses subject to securing the necessary consents.

LEASE TERMS

The premises are available on a new long term full repairing and insuring lease, subject to 5 yearly upwards only rent reviews.

SERVICE CHARGE

A service charge exists in respect of the common parts of the building. It is understood that the current service charge for the property is ± 5.38 per square foot..

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

EPC

EPC Rating = E

A copy of the EPC and Recommendation Report can be provided on request.

VAT

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

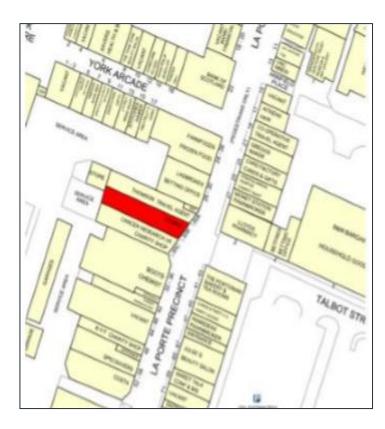
ANTI MONEY LAUNDERING REGULATIONS

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.

UNIT 30B, LA PORTE PRECINCT, GRANGEMOUTH, FK3 8BG

ACCOMMODATION	SqM	SqFt
Ground Floor	172	1,851
TOTAL	172	1,851

The above measurements were taken on site and in accordance with the RICS code of measuring practice (6th edition).



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

Shepherd Chartered Surveyors 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must statisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has may authority to make or give any representations or marker or whatever in relation or this property. (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.



