



- > **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

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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.

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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