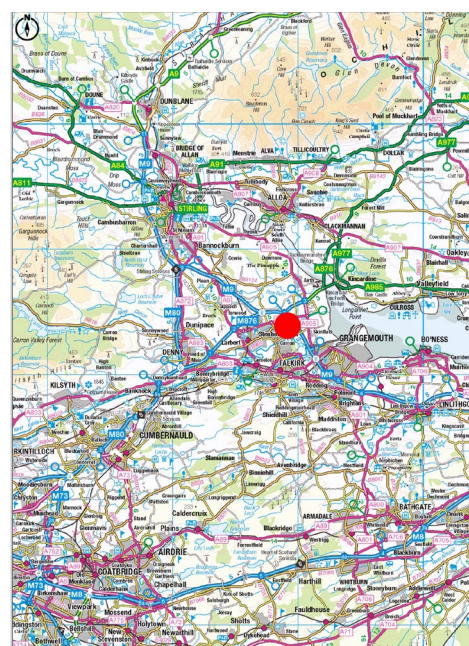




1 Kincardine Road, Carronshore, Falkirk, FK2 8AE

- Extends to approximately 121.33 Sq.M. (1,305 Sq.Ft.)
- On a site of approximately 0.547 Acres or thereby
- Potential Development Opportunity (Subject to Planning)
- Potential for 100% Rates Relief
- Situated on busy main throughfare



LOCATION

The property is situated in the Carronshore area of Falkirk, approximately 13 miles southeast of Stirling and under 3 miles north of Falkirk town centre. The property has excellent links to Scotland's motorway network being only a ten minute drive from Junction 3 of the M876 giving easy access to Glasgow, Edinburgh and the Kincardine Bridge to Fife. The area immediately surrounding the property is mainly residential in nature. The premises are conveniently located just off Kincardine Road the main thoroughfare to Stenhousemuir and Falkirk town centre.

DESCRIPTION

The subjects form a single story premises clad in timber under a flat roof covered in felt. Internally the space provides a reception area along with separate office spaces, staff facilities benefits from disabled access. 9 Parking Spaces are available on site.

According to our calculations the premises extends to 121.33 Sq.M (1,305 Sq.Ft.)

The ordinance survey extract is for identification purposes only.

PRICE:

Offers are invited for the benefit of our client's heritable interest in the subjects. Guide price on application.

RATEABLE VALUE:

According to the Scottish Assessors Association website the subjects are entered into the Valuation Roll as follows:

Rateable Value £6,300

Subject to eligibility the purchaser may be receive 100% rates relief.



EPC:

An EPC has been undertaken and is available on request.

VAT:

All prices, rents, premiums etc are quoted exclusive of VAT (if applicable).

CLOSING DATE:

A closing date for offers may be set and interested parties are therefore advised to register their interest with the sole agents. Our clients reserve the right to sell the property without setting a closing date and, in setting a closing date, are not bound to accept the highest or indeed any offer received.

VIEWING:

Strictly by prior arrangement with the sole agents.

ENTRY:

Early entry is available, subject to conclusion of former legal missives.

To arrange a viewing please contact:



Conal Philliben
Property Agent
Conal.Philliben@g-s.co.uk
07771 528 190



Andrew Peel
Property Agent
Andrew.Peel@g-s.co.uk
07803 896976

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: April 2024