

18B HIGH STREET, BONNYBRIDGE, FK4 1DA



BONNYBRIDGE TOWN CENTRE



- High Volumes of Passing traffic
- Car Park Adjacent
- Hot Food Take Away
- 450sq ft
- Rent: £8,000p.a.
- Sale: O.I.R.O £99,000

LOCATION

The property is located on the north side of High Street within the town centre of Bonnybridge.

Bonnybridge itself comprises an established town within Central Scotland, lying astride the A803 road route, approximately 4 miles to the west of Falkirk and some 7 miles south of Stirling.

The town's position within the central belt ensures that Bonnybridge benefits from excellent road communication links with Junction 1 of the M876 lying approximately 1 mile to the north. In addition, nearby Falkirk has the benefit of several mainline railway stations which provide direct access to Edinburgh, Glasgow and the North. Neighbouring occupiers include Scot-mid, Ladbrokes, Premier, Dominos, The Bridge Inn.

PROPERTY

The property comprises an end terraced single storey take away with single frontage secured by an aluminium roller shutter and access to a common rear yard area.

Internally the property offers a customer servery with an ample kitchen to the rear with stainless steel extraction, under counter fridges, floor drain, and partitioned w.c. at the end of the demise with access to the rear yard. The property also benefits from an adjoining steel container housing further refrigerators, freezers and stores.

The property is presented in a good condition with very little required to allow any incoming tenant to make operational.

AREA

The property extends to the following net internal area

42sqm (450sq ft)

NAV/RV

£4,000

The property qualifies for rates exemption under the small business bonus scheme

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for £8,000p.a

PREMIUM

The property presented in a fully fitted walk-in condition. A premium of £30,000 is being sought for the landlords goodwill. Further information available on request





SALE

The property is available on a freehold basis for offers in the region of £99,000 inclusive of fixtures and fittings

V.A.T

Figures quoted exclusive of V.A.T

E.P.C

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

TITLE

Available on request

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



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