

STORE, THE HEDGES, MAIN STREET, CAMELON, FALKIRK, FK1 4DZ



Falkirk Council
Place Services

**STORE, THE HEDGES, MAIN STREET,
CAMELON, FALKIRK, FK1 4DZ.**



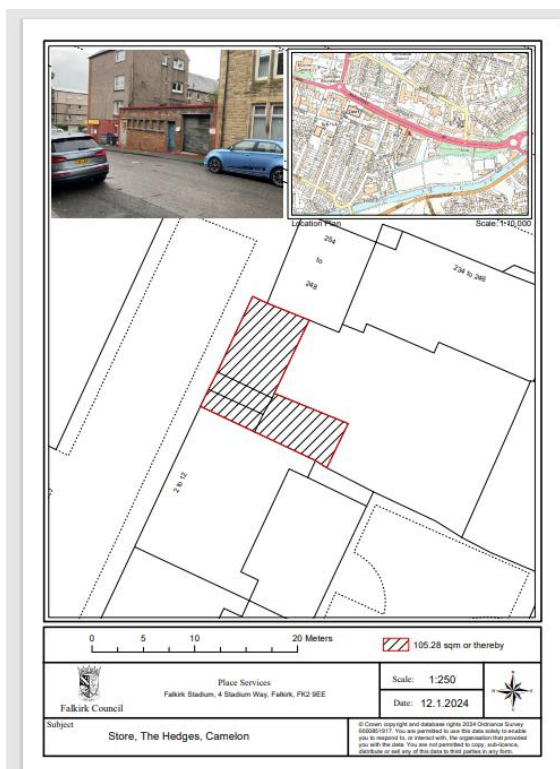
OFFERS OVER £15,000

CLOSING DATE – 2PM FRIDAY 19TH JULY 2024

Falkirk Council
Place Services
Tel: 07484 011597
Email: deborah.bruce@falkirk.gov.uk

LOCATION

The property is located at Main Street in Camelon, Falkirk. The plan below, which is for identification purposes only, shows the location of the property.



DESCRIPTION

The property is a single storey of brick-built construction with a flat roof. It occupies a site area of 105 sqm. The area of the building is circa. 85 sqm. The building was originally built as a mixture of a bothy and public toilet.

The property has lay vacant for several years and will require to be significantly renovated depending on it proposed use.

EPC RATING - B

RATEABLE VALUE

The property is entered in the Valuation Roll is **£4,650 PER ANNUM.**

VIEWING BY APPOINTMENT, PLEASE EMAIL: Deborah.bruce@falkirk.gov.uk

**CLOSING DATE:
2PM FRIDAY 19TH JULY 2024**

**Offers should be submitted to: -
TEAM 4
Customer & Business Support
Falkirk Council
Suite B
Falkirk Stadium
Falkirk
FK2 9EE**

Please note: Purchasers are to pay Falkirk Council's reasonable legal costs in relation to this transaction.

FREEDOM OF INFORMATION

Prospective purchasers should note that under the Freedom of Information (Scotland) Act 2002, the Council may in certain circumstances require to provide copies of offers received to any enquirer.

Marketing Brochure prepared May 2024.

IMPORTANT NOTICE

Falkirk Council gives notice that: -

- i) These property particulars are set out as a general outline only for the guidance of the intended purchaser and do not constitute part of any offer of contract.
- ii) The facts and information contained within these particulars have been checked and unless otherwise stated are understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any significant change, we will inform all enquirers at the earliest opportunity.
- iii) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given without responsibility. Any intending purchasers should satisfy themselves by inspection or otherwise as to the correctness/availability of each of them.
- iv) No person in the employment of Falkirk Council has authority to make or give any representation or warranty whatsoever in relation to this property.
- v) Unless otherwise stated, the subject property is exclusive of Value Added Tax. Prospective purchasers must satisfy themselves independently as to the incidence of VAT in respect of any transaction.
- vi) Any fittings and fixtures referred to in these particulars which were present at the time of our inspection, have not been tested and therefore absolutely no warranty is given as to their condition or operation.
- vii) Prior to submitting an offer, you are strongly recommended to seek appropriate legal and professional advice.
- viii) Falkirk Council is not bound to accept the highest offer nor any offer.
- vii) Falkirk Council is not bound to accept the highest nor any offer