



18 High Street, Bonnybridge, FK4 1DA

- Recently Refurbished Retail Unit
- Situated in Prominent Location
- Near-by Occupiers include: Scotmid, Premier Convenience Store and Ladbrokes
- Extending to 106.57 sq.m/1,147 sq.ft.





LOCATION:

Bonnybridge is located within central Scotland, approximately 8 kilometres (5 miles) to the west of Falkirk, 16 kilometres (10 miles) to the south of Stirling and 32 kilometres (20 miles) to the north-west of Glasgow. The town has a resident population of approximately 7,000 persons and benefits from good communication/transport links both in terms of the motorway network and railway line via stations at Falkirk and Larbert.

The premises are situated in a prominent location, with excellent frontage onto the A803, a busy main thoroughfare, leading to and from the centre of Bonnybridge.

The Ordnance Survey extract, which is for identification purposes only, shows the location of the subjects.

DESCRIPTION:

The subjects comprise a single storey end terraced retail unit of brick construction with a flat roof finished in felt/bitumen or similar material.

Internally the subjects have recently been refurbished, providing a retail area, two Wcs to the front and rear, storage room and kitchenette. The subjects are suitable for a variety of uses, subject to obtaining relevant consents.

According to our calculations, the premises extend to the following approximate net internal areas:

Ground Floor: 106.57 sq.m/1,147 sq.ft.

TERMS:

A new Full Repairing and Insuring lease, with flexible terms is being offered at an initial annual rental of £11,000pa.

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 will be entered into the valuation roll, with effect April 23 as follows:

Rateable Value: £12,500

Subject to meeting relevant criteria, the incoming tenant may be eligible to claim rates relief, through the Small Business Bonus Scheme.

VAT:

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

EPC:

Available on request.

ENTRY:

Immediate entry is available.

Graham + Sibbald
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To arrange a viewing please contact:



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