

RETAIL/CLASS 2/CLASS 3 PREMISES

TO LET/MAY SELL

3 La Porte Precinct,
Grangemouth, FK3 8BG

- Retail/Class 2 premises
- Hot food consent available
- Well-presented/flexible premises
- Offers of £13,600 pax or £135,000 sought

LOCATION:

The subjects occupy a prominent position at the northern end of La Porte Precinct, forming part of Grangemouth's principle town centre. The property forms part of the towns pedestrianised retail precinct with surrounding properties given over predominantly to retail and commercial usage. Nearby occupiers include Domino's Pizza, The Dundas Public House, AGM Solicitors and Hong Takeaway.

Grangemouth itself comprises an established town within central Scotland lying on the southern banks of the River Forth, astride the A904 road route, approximately 3 miles east of Falkirk and some 20 miles west of Edinburgh. The town provides a range of local authority and private housing stock together with appropriate retail, educational and local government facilities, having a resident population of approximately 18,000 people.

The town is home to one of the countries and indeed Europe's largest petrochemical facilities as well as benefitting from a substantial port complex, each of which provides significant employment for the surrounding area.

The location of the subjects is shown on the appended plan.

DESCRIPTION:

The subjects comprise retail/Class 2/Class 3 premises which are arranged over part of the ground floor of a 2 storey, corner building which is of stone construction, partly rendered externally. The property is contained under a pitched roof which is clad in slates. The original premises have been extended to the rear, this projection, being 2 storey in height, which is assumed to be of rendered brick construction, contained under a flat roof which, we assume, is clad in bituminous felt.

The retail frontage to La Porte Precinct comprises an aluminium/glazed entrance door together with an aluminium framed display window.

Internally the subjects are arranged to provide an open plan retail/Class 2 area together with a kitchen, store and 2 toilet facilities.

The subjects have the benefit of ceiling mounted air conditioning units and provide an internal disabled access ramp.

ACCOMMODATION:

We would summarise the accommodation as undernoted:-
Net internal area – 93.25 sq m (1004 sq ft)

RATEABLE VALUE:

Having regard to the Scottish Assessors Association website we note that the subjects are entered into the current Valuation Roll rateable value £13,800.

LEASE TERMS:

The subjects are offered on normal full repairing and insuring terms for a period to be negotiated, incorporating rent reviews at appropriate intervals.

RENTAL:

Offers of £13,600 per annum exclusive are sought.

PRICE:

Offer's of £135,000 invited

VIEWING:

Strictly by arrangement with the sole letting agents.

VAT:

All prices quoted are exclusive of VAT which may be chargeable.

LEGAL EXPENSES:

Each party will be responsible for the payment of their own legal costs. The incoming tenant will be responsible for the payment of any LBTT, registration dues and VAT incurred.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

OFFERS/FURTHER INFORMATION:

All offers should be submitted in strict Scottish Legal form to the following office:

DM Hall LLP
Unit 6a
The Courtyard
Callendar Business Park
Falkirk
FK1 1XR

Tel: 01324 628321

michael.mcintyre@dmhall.co.uk
juliet.robertson@dmhall.co.uk

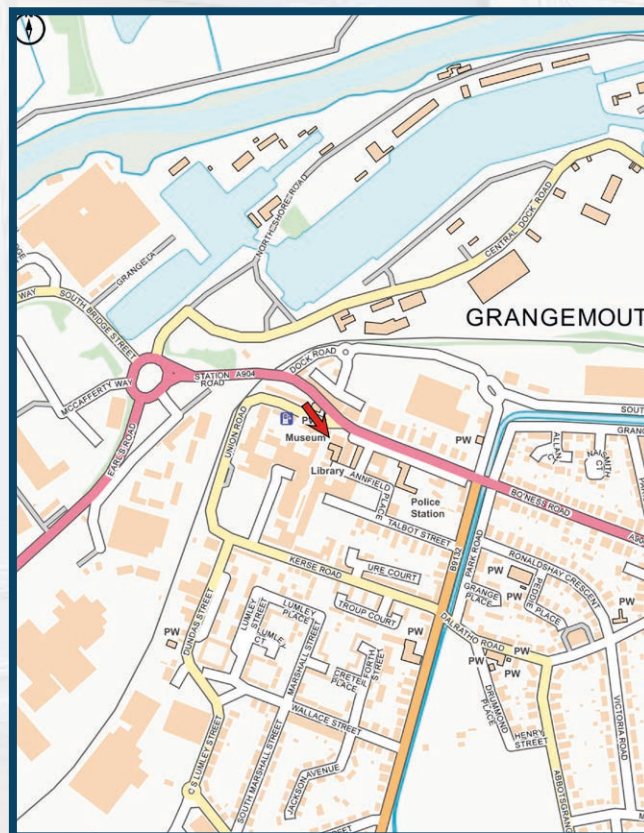
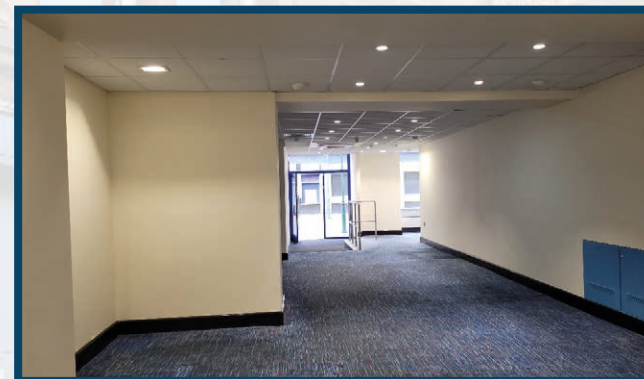
You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

DATE OF ENTRY:

By agreement.

Ref: ESA2893

Date of publication: November 2022

**IMPORTANT NOTE**

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