



FALCONER

PROPERTY CONSULTANTS

78B LINLITHGOW ROAD

BO'NESS

EH51 0HX



TO LET/FOR SALE

- **RETAIL UNIT (POSSIBLE STUDIO/GYM)**
- **1,813 FT²**
- **LEASE FROM £9,500 PER ANNUM**
- **OFFERS OVER £80,000**
- **FREE OFF-STREET PARKING**
- **HIGH LEVELS OF PASSING TRADE**
- **100% RATES RELIEF (SUBJECT TO QUALIFICATION)**

LOCATION

Bo'ness is situated in the centre of Scotland and forms a popular location for commuters of over 3 million people within one hours drive, with its own population being approximately 14,000 people. The main towns nearby include Falkirk, Grangemouth (Scotland's premier Port and home to its only major oil refinery), Denny, Linlithgow, Larbert and Stenhousemuir.

Bo'ness has good connections and is within a 20 minute drive from Edinburgh and 50 minute drive from Glasgow. There are excellent motorway and train links and a nearby Sea Terminal in Grangemouth.

The subjects are located on the Western side of Linlithgow Road between its junctions with Jamieson Avenue and Douglas Drive.

DESCRIPTION

The subjects comprise a ground floor retail property contained with a modern single storey building of brick construction with a pitched and tiled roof.

The property was most recently utilised as a betting shop but would be well suited for alternative uses to include studio/gym/store (subject to appropriate planning).

Internally the accommodation is generally open plan in nature but also provides an office and separate male, female and disabled w.c facilities.

A gas central heating system has been installed.

PROPOSAL

Lease from £9,500 per annum for a new FRI lease
Offers over £80,000 are invited for the Heritable interest.



FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

Total: 168.5m²/1,813ft²

PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Falkirk Council Planning Department.

RATING

Rateable value £11,100

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.

EPC

A copy of the EPC will be available upon request.





DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published December 2023.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

SANDY FALCONER

BSc (Hons) MSc MRICS

 **STIRLING: 01786 234 000**

 **PERTH: 01738 230 200**

 **EMAIL: info@falconerproperty.co.uk**

www.falconerproperty.co.uk