



BROAD STREET DENNY | OFFERS OVER £75,000
07809 330678
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BROAD STREET

DENNY

£75,000

Welcome to No 1 Broad Street, Denny - a bustling town centre location perfect for your next retail venture or business investment opportunity! This property, formerly a Ladbrokes since 1992, is now a vibrant vape shop leased out and ready for a new owner to take the reins.

Situated in a prime spot, this 91 sqm space offers endless possibilities for a range of retail and professional uses. Whether you're looking for an excellent investment opportunity or to set up a boutique shop, a cozy cafe, a trendy salon, this property provides a versatile canvas for your entrepreneurial dreams.

The busy town centre position guarantees a steady flow of foot traffic, offering great visibility for your business and the potential for growth.

Don't miss out on this fantastic opportunity to make your mark in the heart of Denny. Book a viewing today and unlock the potential of this exciting retail space!

Description

A spacious retail unit is situated in a bustling shopping area, easily accessible to the public and nearby schools. Serving window for children who buy from the huge stock of sweets.

The subjects comprise retail/professional premises arranged over the ground floor of a mid terraced building.

The frontage to Broad Street comprises an upvc/glazed entrance door together with a two feature tuck-shop style display windows.

Internally the subjects provide an open plan retail/class IA area together with a kitchen and toilet facilities.

Heating is provided by a series of wall mounted electric heaters.

Location

The subjects occupy a good trading location within Denny. Denny itself offers a fine selection of amenities including local retail, educational and associated facilities that caters for everyday to day needs and excellent access to the M876 motorway. Denny itself forms an established town within Central Scotland offering a fine selection of amenities including shopping that caters for everyday to day needs and excellent access to the M876 motorway, approximately 6 miles west of Falkirk and some 7 miles south of Stirling. There is also excellent road links to the M9 motorway network offering swift access across the central belt.

Key Features

- * Excellent retail space with superb frontage
- * Established business
- * Suitable for a range of retail and professional uses
- * Busy town centre position
- * Excellent investment opportunity!
- * 92 sqm
- * Toilet & kitchen facilities situated at the rear of the shop
- * Electric heating

Rateable Value

Having regard to the Scottish Assessors Association Website we note that the subjects are entered in the current Valuation Roll at Rateable Value £5,400.

Lease Terms

One tenant currently occupies the entire Ground Floor section of the building.

Tenancy information can be made available to seriously interested parties.

VAT

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

Sale Price

Offers of £75,000 are sought.

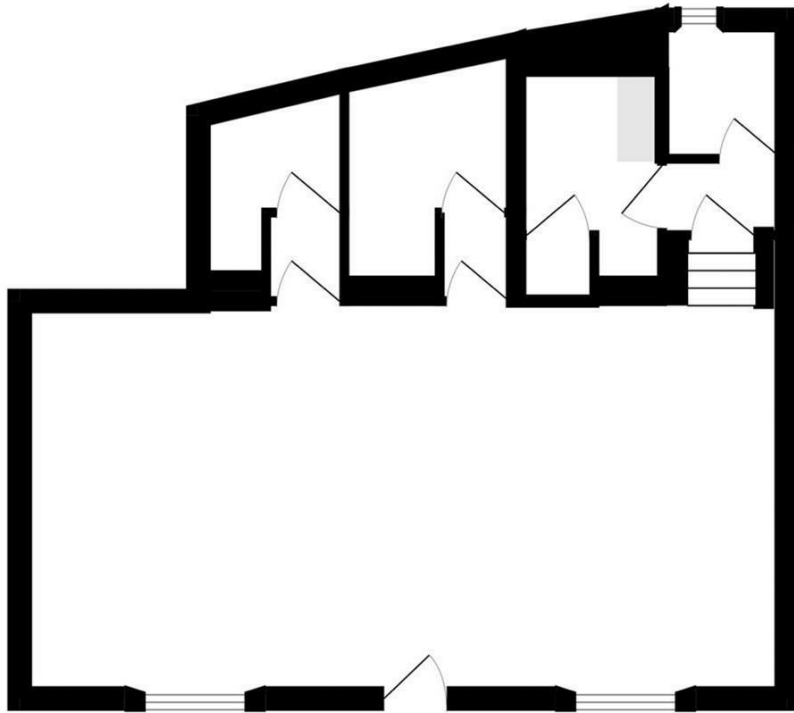
Viewing

Viewing by appointment. Please call your local Estate Agent, Lynda Wilson at AMAZING RESULTS!™ to see this property today. 0800 999 1565 | 07809 330 678. To view additional Photographs, Floor Plans, Property Tours and Social Media content or to arrange a viewing online, please visit our website. www.AMAZINGRESULTS.com.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	

To view this property call **AMAZING RESULTS!™** on 07809 330678



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