

# DM HALL

# For Sale

Retail/Office



9 LA Porte  
Precinct  
Grangemouth,  
FK3 8AZ

241.82 SQ M  
2603 SQ FT

# Property Details

- Flexible retail/office premises
- Town centre location
- Possible development opportunity subject to obtaining all relevant consents/permissions
- Offers of £150,000

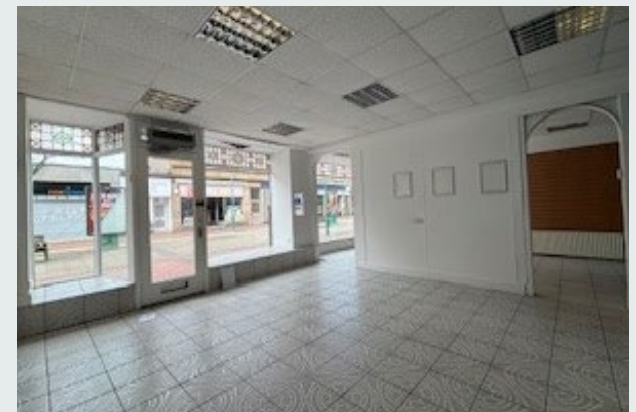
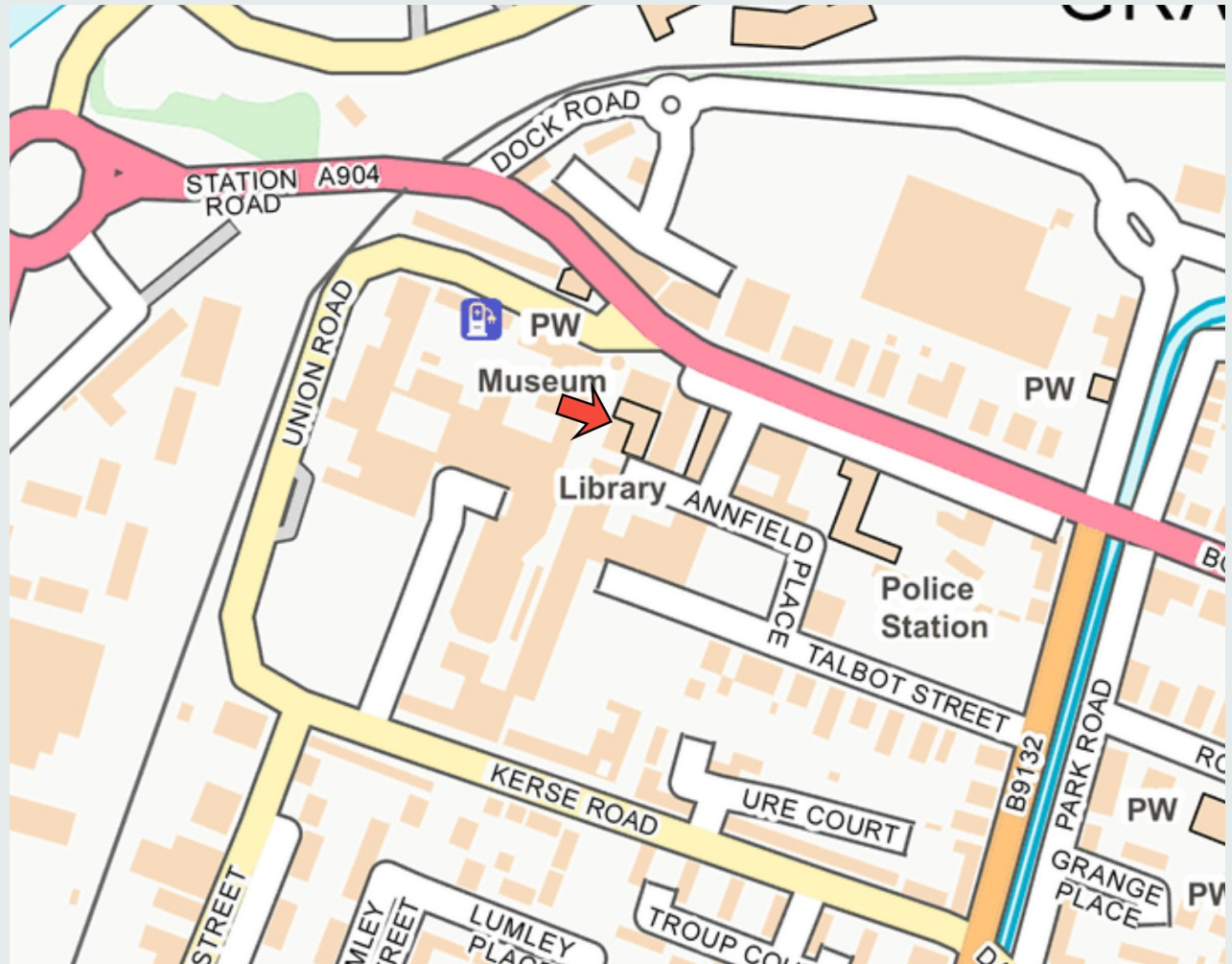
## LOCATION:

The subjects are situated on the eastern side of La Porte Precinct, to the south of its junction with Bo'ness Road (A904) forming an integral part of Grangemouth's pedestrianised town centre.

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 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.

In terms of the property itself the subjects lie within Grangemouth's pedestrianised commercial centre with nearby occupiers including Pacitti Jones Solicitors, Greggs and The Tavern public house.



# Property Details

## DESCRIPTION:

The subjects comprise retail/office premises, arranged over part of the ground and first floors of a two storey, stone built property which is contained under a pitched and slated roof.

The principal access to the subjects is taken directly from La Porte Precinct, with the ground floor benefitting from a traditional retail frontage.

Thereafter the subjects benefit from a secondary entrance also taken from La Porte Precinct which provides an independent access point to the first floor.

Internally the ground floor is arranged to provide a main retail section together with a private office and toilet facility, with the first floor accommodating a range of cellular office rooms and appropriate support sections.

## ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

Floor	Accommodation	sq m	sq ft
Ground	Main retail area, office, store and wc	58.62	631
First	13 rooms and 4 wc's	183.21	1972
<b>TOTAL</b>		<b>241.83</b>	<b>2,603</b>

## NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £6,900 and £9,900 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

## PRICE:

Offers of £150,000 are sought.



## ENERGY PERFORMANCE:

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

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents

## ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.



## Make an enquiry

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