

LOCATION:

The subjects occupy a high profile position on the western side of Grahams Road, immediately adjacent to the principal entrance to Falkirks popular Central Retail Park which accommodates such occupiers as Tesco's, Next, Boots, Cineworld, McDonalds and a Bannatynes Health and Fitness Club, providing 1400 free car parking spaces.

The site enjoys a prominent main road frontage to Grahams Road which comprises the main access throughfare into Falkirk town centre from the North, as well as to Central Retail Park, the subjects therefore enjoying high levels of passing traffic.

Falkirk itself comprises an important town within central Scotland, forming the main administrative centre for the surrounding district and as such provides extensive retail, leisure and local government facilities. The area has a resident population of 160 000 persons with the town itself having approximately 36 000.

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

DESCRIPTION / PLANNING:

The subjects comprise a high profile commercial development site which extends to approximately 0.18 hectares (0.45 acres).

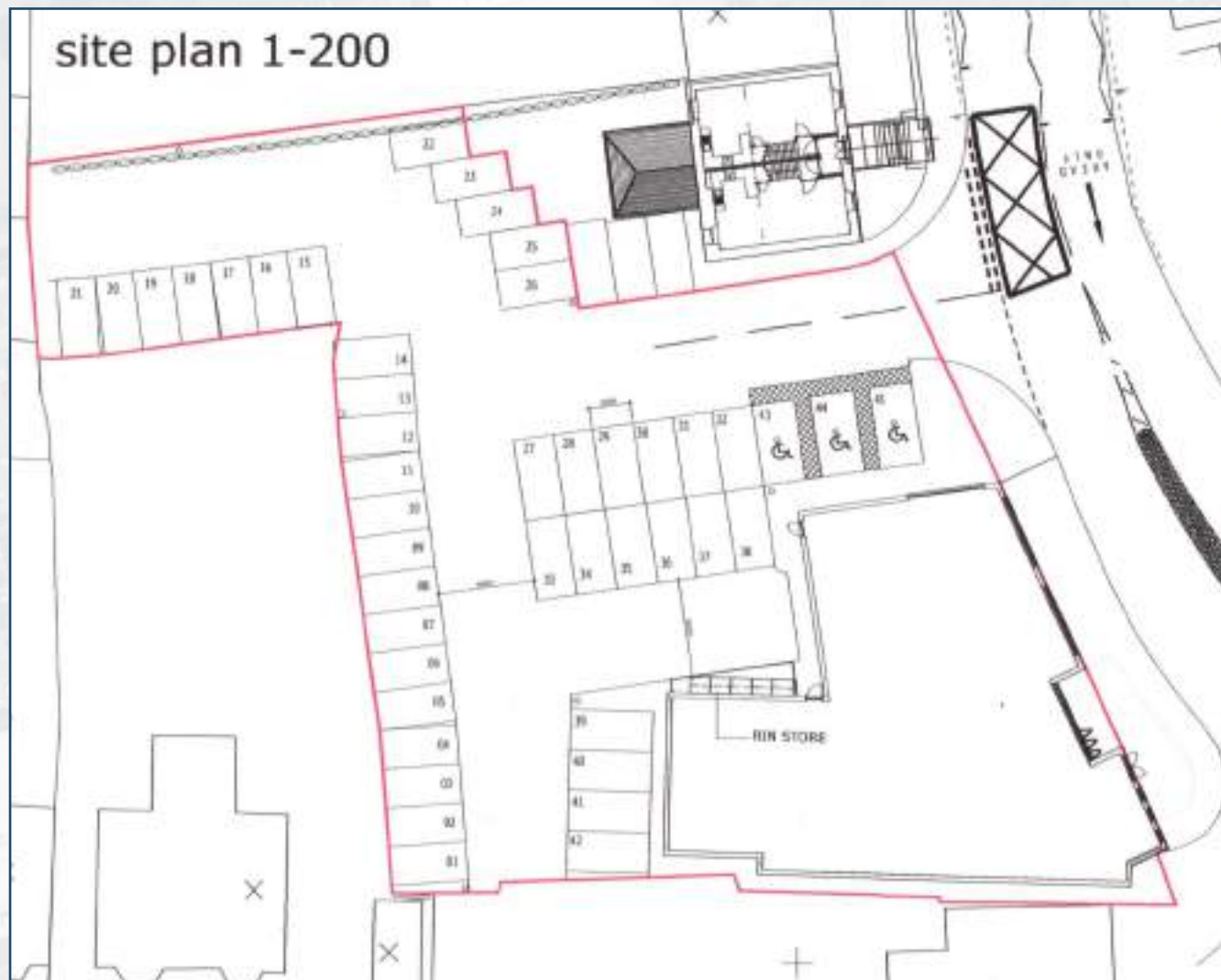
The site has historically held consent for the construction of the retail units totalling 8000 sq ft together with associated parking and more recently has permission for the construction of a stand alone restaurant and take-away unit under reference P/17/0017/FUL.

While these consents have now lapsed the subject represents and extremely well located development opportunity which offers a variety of roadside development options, subject to a new consent.

LEASE TERMS:

The subjects are available for sale as a development site however our client will also consider design and build options on a pre-let basis, dependant upon covenant and lease terms.

For further information in respect of design and build oppourtunities please contact the Marketing Agents.

PREVIOUS APPROVED RESTAURANT PLANS

RATES:

With regard to the Scottish Assessors website we note that the subjects are currently entering the valuation roll at a rateable value £4,750.

PRICE:

Offers of £400,000 are invited for the benefit of our clients feudal equivalent interest.

LEASE TERMS:

All design and build options are available on the basis of a new full repairing and insuring lease, for a minimum period of 10 years, subject to appropriate rent review provisions.

VIEWING:

Strictly by appointment through the sole marketing agents.

VAT:

All figures quoted are exclusive of any VAT which maybe chargeable.

LEGAL EXPENSE:

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

FURTHER INFORMATION:

Please contact either Mike McIntyre or Rachel McCall

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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: ESA2215

Date of publication: October 2020

PREVIOUS APPROVED RETAIL PLANS





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