







BUSINESS For Sale

 182 Grahams Road,
Falkirk, FK2 7BY

-  Established business
-  Prominent corner property
-  Self-employment opportunity
-  Potential to increase turnover
-  Potential rates exemption
-  No VAT on the rent

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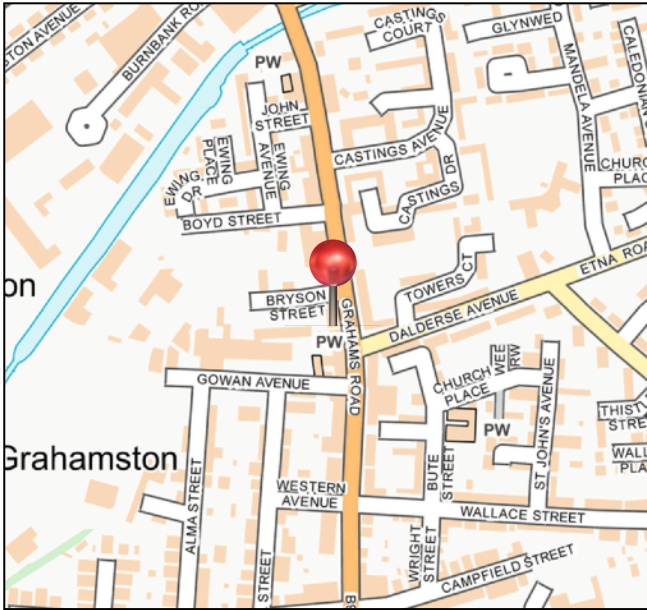
0141 291 5786



Location

Falkirk is the main town in the central belt of Scotland, lying close to mid-way between Edinburgh and Glasgow forming the main administrative centre for the surrounding district. The A904 Ladysmill is in close proximity and provides direct access to the M9 motorway. Falkirk Grahamston is the nearest train station located a short distance to the south of the property.

The subjects are situated on the western side of Grahams Road to the north of its junction with Gowan Avenue, lying to the northern periphery of Falkirk's principal town centre. Grahams Road comprises part of the main access roadway into Falkirk from the north. Nearby occupiers include Farmfoods, The Croft and Creel, Papa Johns Pizza and Falkirk Pharmacy.



Description

The subjects comprise a corner ground floor retail premises within a 2 storey building of masonry construction under a pitched roof.

The property is accessed via a recessed entrance way which leads into the main sales area which is open plan. A separate storage area is accessed off the main sales area which includes a kitchenette and WC to the rear. The ceilings in the main sales area incorporate fluorescent strip lighting. The walls are painted and covered in fixtures and fittings to display stock. The floor is of a solid nature and is covered in carpet. Access to the secure yard at the rear of the property is provided from the back of the shop. The yard has 2 outbuildings and a steel container which is used for storage.

Accommodation

The property provides the following accommodation and approximate floor areas;

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Ground	Sales, storage & kitchenette	57.08	614

The above areas have been calculated on a NIA basis in compliance with RICS Code of Measuring Practice (6th edition).

Price

Offers are invited for the business as a going concern to include goodwill, fixtures and fittings plus stock at valuation.

Trading Information

DIY Falkirk is an established business operating as a hardware sales store and timber merchant. The business enjoys regular all year round trade, such is the corner trading position. The business trades Monday to Friday 9am to 5:30pm and Saturday 10am to 4pm.

The current operator has decided to sell the business, thus creating an exciting self-employment opportunity. The operation prides itself on the personal touch and this would be vital for any new owner to have the same ethos and outlook. The bespoke service the current owners provide is reflective of the success of the business and in turn, the return custom. The sale of DIY Falkirk provides an opportunity to acquire an easily manageable retail business. Accounts will be made available to seriously interested parties post viewing stage.

Lease Terms

The subjects are available by way of a new lease on full repairing and insuring terms, at a rent of £7,250 per annum. Full quoting terms are available upon request.

Particulars

Rateable Value	£7,100
EPC	Available upon request
VAT	Not payable on the rent
Legal Costs	Each party responsible for their own

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