



Vacant Retail Unit with Accommodation

Ref: 5218641

13-15 Glasgow Road, Dennyloanhead, FK4 1QS

Freehold: £350,000

Attractive Four Bedroom House Included

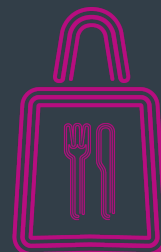
Development Potential

Investment Opportunity

Fitted Takeaway Business / Change of Use

Located on Busy Main Road

EPC Rating E (Retail Unit) & E (House)



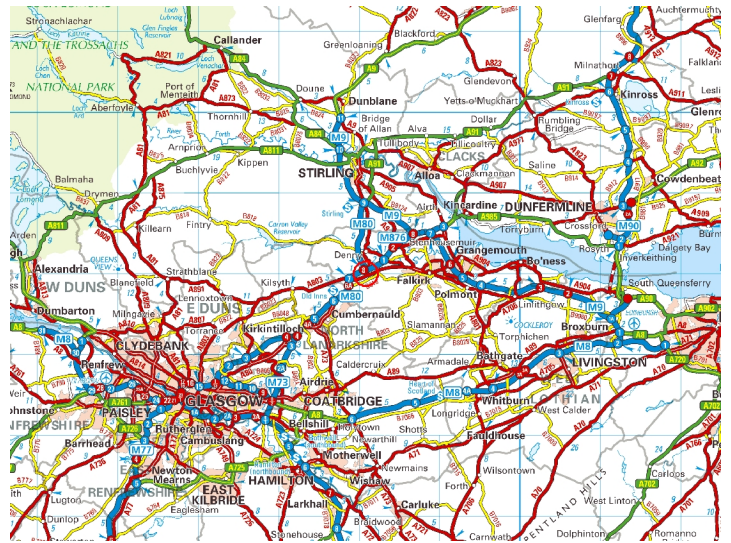
The business was owned and ran by our client as a newsagents with food takeaway counter for 22 years, with the accompanying house acting as the family home.

The business has been established for over 60 years and well used by the local community. Offered in the sale is the business premises, a four bedroom house and land currently used as car parking spaces for customers (plan attached).

Location

The property is located in Dennyloanhead, a village in the Falkirk Council area in central Scotland, approximately five miles from Falkirk town and nine miles from Stirling. Situated on Glasgow Road (A803), the main thoroughfare through the village, it is well located to catch passing commuters throughout the day while also being within walking distance of the substantial housing estates.

The village lies close the M80 and M876 motorways which connect central Scotland to Glasgow in the west, Fife and Perthshire to the east and the Highlands due north.



The Opportunity

With our client having purchased the business 22 years ago through Christie & Co, they have instructed us again to find a new buyer.

This may suit a host of different buyers as it holds potential for both development and investment, or keeping as a trading business and home. A new owner may look to obtain planning permission and develop the land and existing buildings to then lease out separately or may wish to simply rent out the existing home and retail premises, either as one or separately.

The premises, for many years, operated as a more traditional newsagents with food for takeaway. This may be an attractive avenue to revisit as opening as more convenience lead and obtaining an Alcohol License would give the owner an unopposed business in the village itself, with the nearest shop c.15 minutes walk away.

Internal Details

The vacant unit is currently set up as a food takeaway business. Through the entry door there are two juice chillers leading to a large service counter with menu boards behind. To the rear of the unit is a kitchen area with ample space for preparation and cooking. There is also a small office and W.C. to the rear with back exit door.

In March 2023 a new consumer unit was fitted.

Fixtures & Fittings

Our client is happy to leave in situ all fixtures and fittings currently in the property, which can be reviewed at viewing stage. Equally, arrangements can be made for removal if required.



External Details

A two storey sand stone built structure with pitch tiled roof. The vacant unit occupies the ground floor left hand side of the building with the home to the right and the full second floor. Both properties have separate entrances.

To the left wall of the exterior is a fenced off area for bin storage which leads to the rear of the building.

There is a large back garden area with space for seating and two sheds that are supplied with electricity.

Other Land

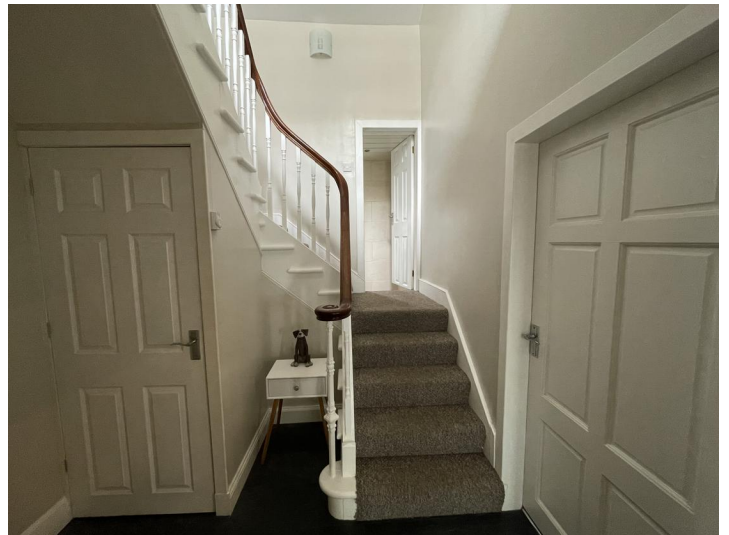
There is land to the left of the building which includes a flat concrete area, currently used for car parking, plus a grass area behind which slopes upward to meet the retaining wall.

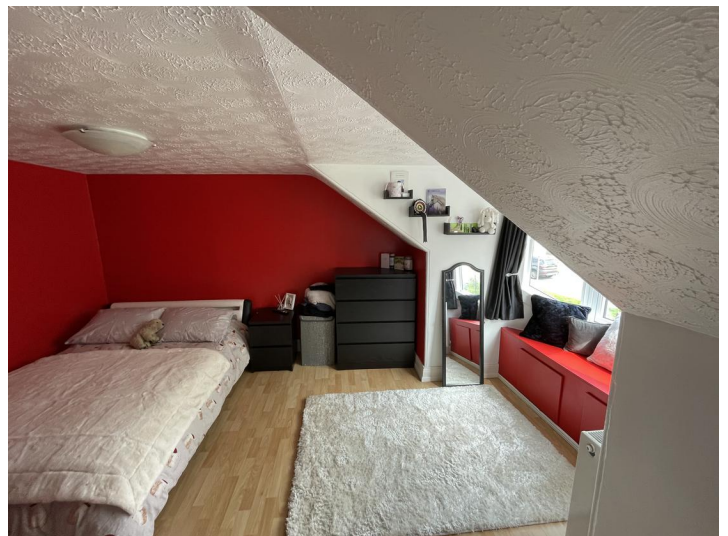
Owner's Accommodation

The well appointed home has been substantially redeveloped over the years by our client. The ground floor contains an open plan dining and kitchen area with a back door leading to the garden. Double doors from the dining area leads into the comfortable living room. There is storage cupboard space in the entrance hallway with stairway leading to the downstairs bathroom.

The second floor has a large landing area supplying four bedrooms, all with a ensuite facilities.

A new boiler was also fitted in 2021.





Trading Information

Our client relinquished the business in 2020 however, they have kept business accounts from this period and before and would be happy to share turnover and expense figures etc.

Business Rates

The Rateable Value as of 1 April 2023 will be £3,800 and therefore qualifies for 100% relief via The Small Business Bonus Scheme. This is subject to status, and all interested parties are advised to check with the relevant Local Authority.



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189