



Vacant Unit and Land with Accommodation

- Rare Freehold with Huge Potential
- Includes 4-bed Modernised Home
- Adjacent Land for Development
- Ready-to-run Takeaway Unit
- No Local Retail Competition
- EPC - E (Retail Unit) & E (House)

13-15 Glasgow Road, Dennyloanhead, FK4 1QS

Freehold: £340,000

Ref: 5218641

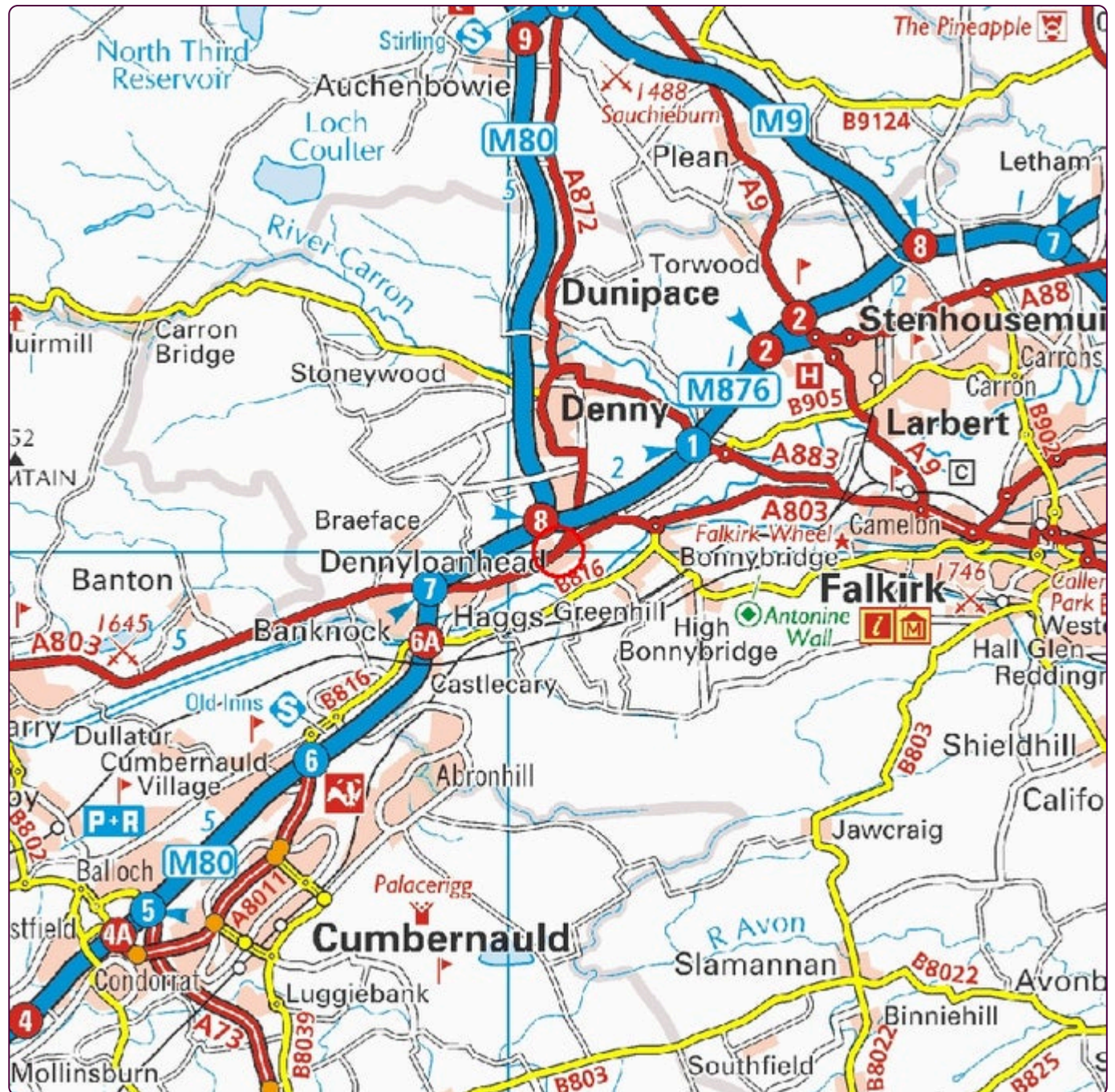
LOCATION

Discover an exceptional opportunity to own a business in the charming village of Dennyloanhead, located in the Falkirk Council area of central Scotland. Just five miles from Falkirk and nine miles from Stirling, this location offers the perfect balance of rural charm and urban convenience.

Positioned directly on Glasgow Road (A803), the main route through the village, the property benefits from excellent visibility and a steady stream of passing traffic throughout the day. Its close proximity to substantial residential estates ensures a reliable local customer base within easy walking distance.

Dennyloanhead is also superbly connected, lying just minutes from the M80 and M876 motorways. These key routes provide direct access to Glasgow, Fife, Perthshire and the Scottish Highlands, making it an ideal base for both local trade and regional business operations.

Investing in a business in FK4 1QS means tapping into a growing residential community with strong local demand, enjoying high commuter traffic for consistent exposure and benefiting from a central location that offers easy access to major cities and scenic destinations. With more affordable property prices compared to nearby urban centres and a supportive local Council, this is a business opportunity with outstanding potential.



THE OPPORTUNITY

After 22 successful years under the same ownership, originally acquired through Christie & Co, our client has once again entrusted us to find the next visionary buyer for this unique property.

This is a rare chance to acquire a versatile site in the heart of Dennyloanhead, offering a wealth of possibilities for developers, investors, or entrepreneurs.

This property presents a flexible opportunity that could suit

a wide range of buyers. Whether you are looking to redevelop the land and existing buildings, lease out the premises, or continue operating as a trading business with residential accommodation, the potential here is substantial. A new owner might explore planning permission to transform the site into multiple units for rental or commercial use, or simply let the current home and retail space, either together or separately for immediate income.

Historically, the premises operated as a traditional newsagent with takeaway food and this could be a highly

attractive avenue to revisit. With the nearest shop approximately a 15 minute walk away, reopening as a convenience-led store, especially with the addition of an alcohol license, would position the business as the village's go-to retail hub, with no direct competition nearby.

This is more than just a property sale, it's a chance to shape the future of a growing community. Whether you are a developer seeking your next project, an investor looking for strong rental potential, or a business owner ready to make your mark, this opportunity is not to be missed.





DESCRIPTION

This well known business has been a cornerstone of the local community for over 60 years, with our client proudly owning and operating it as a traditional newsagent and takeaway for the past 22 years.

The accompanying four bedroom house served as the family home, creating a seamless live-work lifestyle.

Included in the sale are the commercial premises - the spacious residential property and a generous plot of land currently used as customer parking (see attached plan).

This rare combination offers a wealth of possibilities, whether continuing the business, redeveloping the site, or exploring rental income opportunities.

With its strong local reputation and versatile layout this property presents an outstanding opportunity for entrepreneurs, investors, or developers looking to make their mark in a thriving village setting.

INTERNAL DETAILS

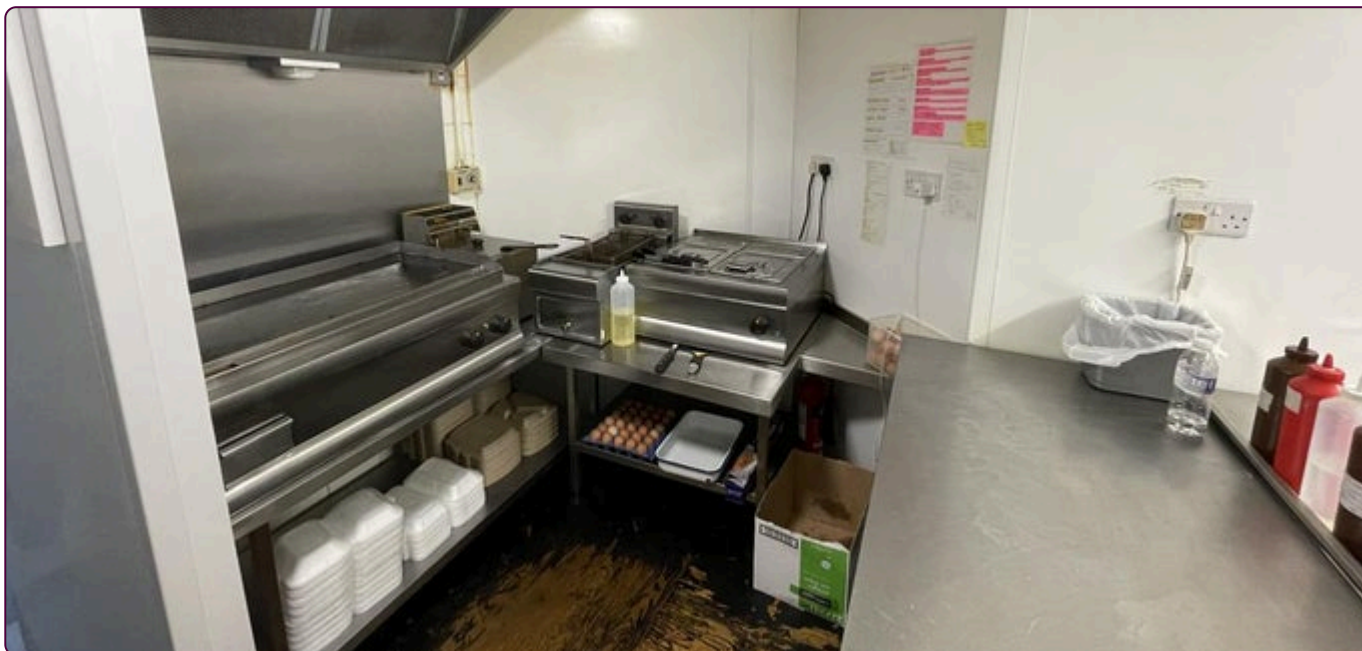
The vacant unit is currently configured as a food takeaway. Upon entry, customers are greeted by two juice chillers and a spacious service counter, complete with overhead menu boards for easy ordering.

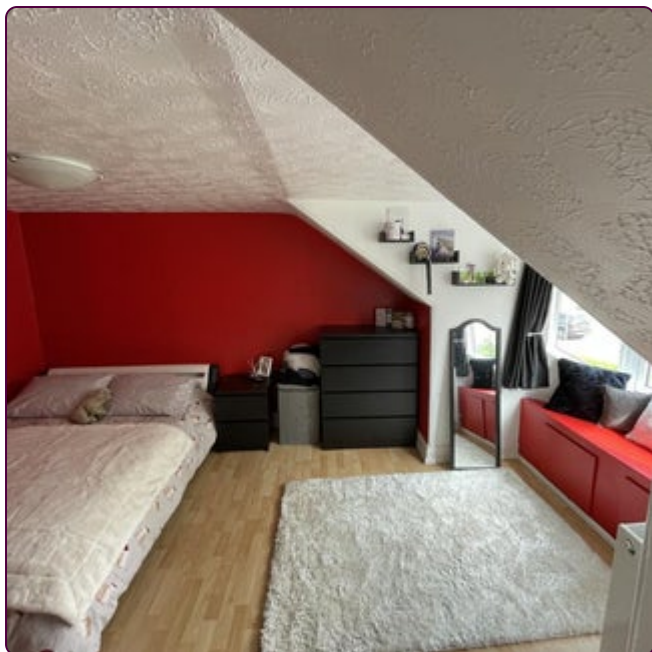
To the rear of the unit is a well proportioned kitchen area, providing ample space for food preparation and cooking. Additional features include a small office, a WC and a rear exit for staff access and deliveries.

The premises also benefit from recent electrical upgrades, with a new consumer unit installed in March 2023, ensuring compliance and peace of mind for the next owner.

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.





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 lead 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.

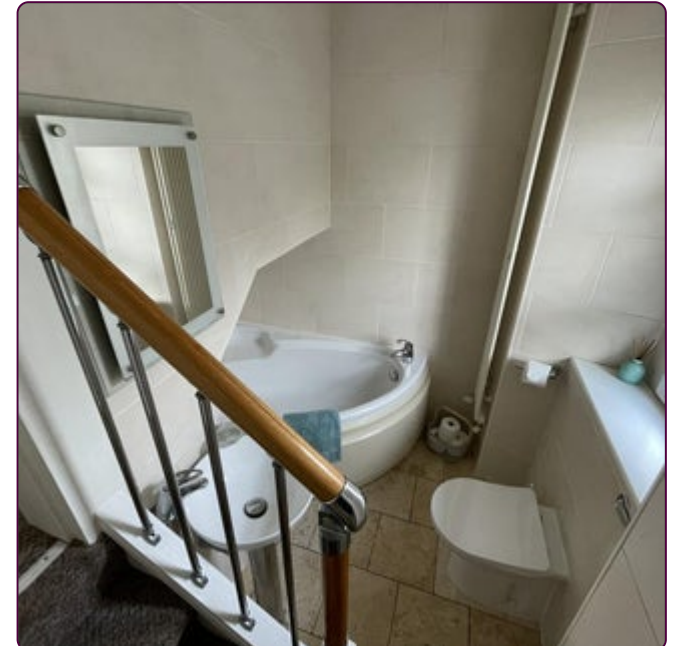
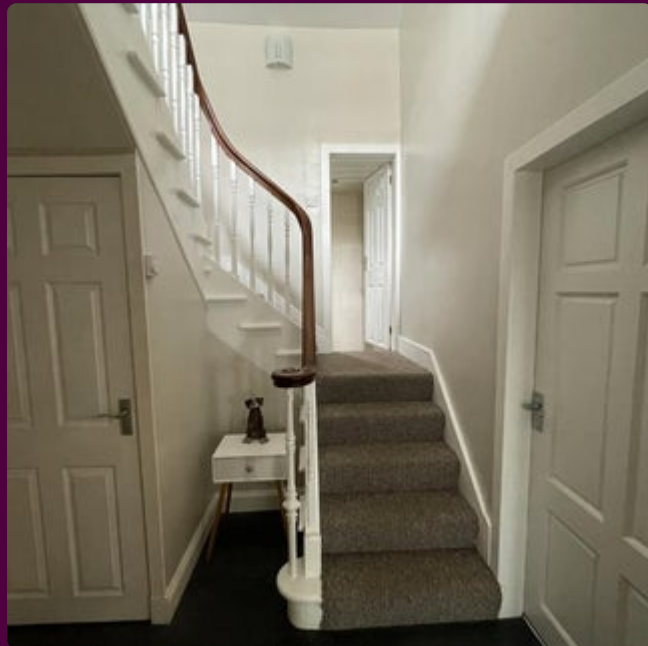


TRADING INFORMATION

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 is £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.





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

To the left of the building lies a generous plot of land featuring a flat concrete area currently used for customer parking. Beyond this a grassy section extends toward the rear, gently sloping upward to meet a retaining wall.

This outdoor space offers flexibility for future development, expanded parking or landscaped enhancements to complement the property (subject to necessary planning consents).

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1160908)



13-15 Glasgow Road, Dennyloanhead, FK4 1QS



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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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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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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.

