



**McEwan Fraser Legal**

Solicitors & Estate Agents

01324 467 050

U Save

68 MAIN STREET, SHIELDHILL, FALKIRK, FK1 2DT



LOCATION

Falkirk town centre, provides an excellent and convenient location for local shopping in the Howgate Shopping Centre. Falkirk, itself, enjoys an interesting historical past and justifiable reputation as a modern and exciting shopping town.

The property is well placed for the M9 and M876 motorways, making this location popular

amongst those commuting to and from Edinburgh, Stirling and Glasgow. Those preferring not to drive are also well catered for with two railway stations offering rail connections to both Edinburgh and Glasgow within thirty minutes, and a bus service. For the family, there are primary and secondary schools, leisure facilities, a swimming pool and recreation grounds nearby.

PROPERTY

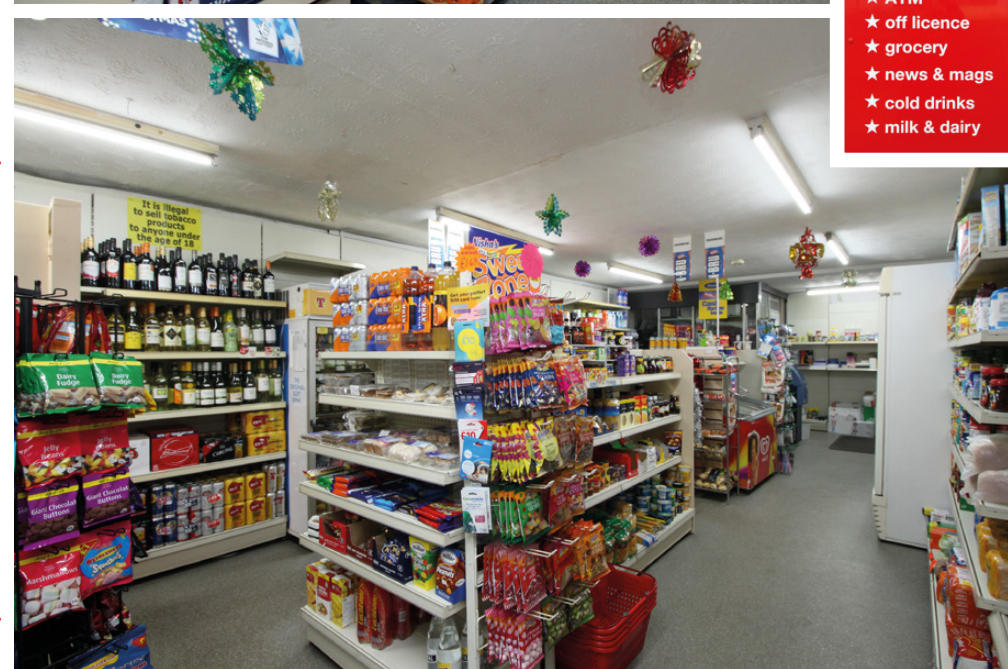
The sale of a U Save convenience store offers a rare opportunity to purchase a high quality, profitable business which has been trading successfully for the last fifteen years. It benefits from its excellent location within the village main street and has placed itself very firmly within village life offering both its retail customers and wholesale clients an exceptional level of

choice and real service seven days per week.

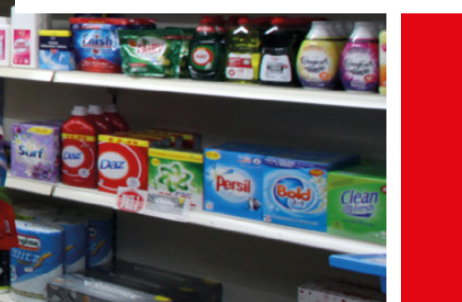
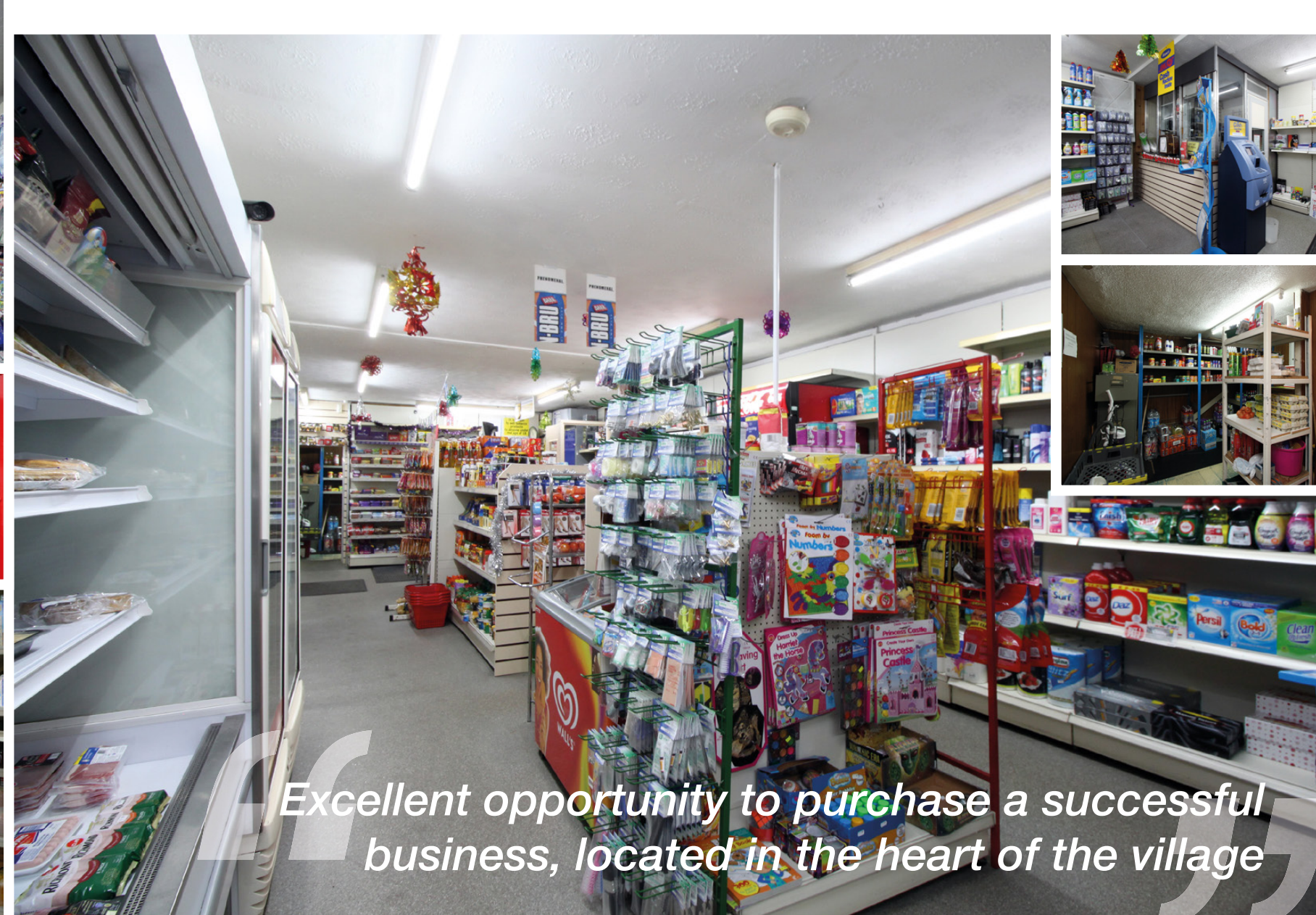
The business is trading exceptionally well with space still to expand.

Services: Water, Gas and Electric all mains serviced.

Accounts: Available on Solicitors request following a formal viewing.

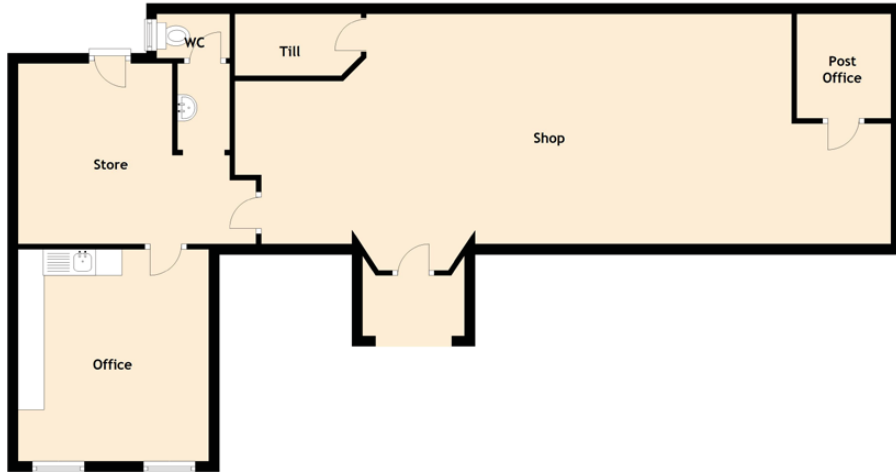


- ★ payzone
- ★ ATM
- ★ off licence
- ★ grocery
- ★ news & mags
- ★ cold drinks
- ★ milk & dairy



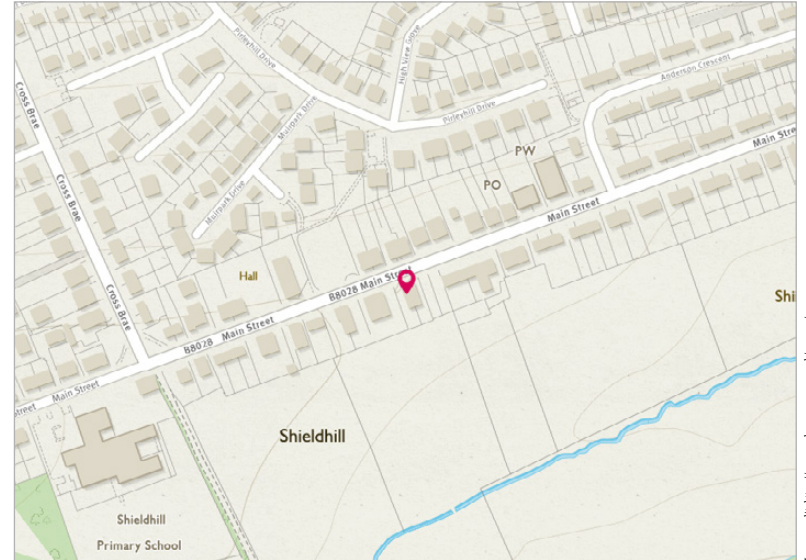
Excellent opportunity to purchase a successful business, located in the heart of the village

Specifications



Approximate Dimensions
(Taken from the widest point)

Office	4.05m (13'3") x 3.65m (12')
Store	4.05m (13'3") x 3.45m (11'4")
WC	1.40m (4'7") x 0.85m (2'9")
Shop	12.05m (39'6") x 7.10m (23'3")
Post Office	2.00m (6'7") x 1.80m (5'11")




Solicitors & Estate Agents

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Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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Surveyor



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