



14 Main Street

, Forth, ML11 8BS

Offers in the region of £58,000

Pomphreys Properties are delighted to offer Cafe Premises in the Village of Forth.

Currently a busy cafe with Class 1 consent, the property could suit any retail use or office's subject to any necessary local authority approval

Featuring a spacious open plan modern unit with kitchen, storage and toilet facilities

ACCOMMODATION According to our calculations the subject have a total net internal area of approximately 962 sq.ft.

RATES Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £7,300. The subjects benefit from 100% rates relief under the Small Business Bonus Scheme, subject to applicant status.

SALE TERMS

Offers in the Region of £58,000 are invited for our clients consideration

Location

The property has a prominent location in the middle of Forth attracting a large number of footfall and vehicles

- Excellent Business Opportunity
- Modern Busy Cafe
- Open Front with new Kitchen Facilities
- Storage and wc facilities
- Situated in Forth Main Street

Viewing

Please contact our Pomphreys Properties Ltd Office on 01698373365 if you wish to arrange a viewing appointment for this property or require further information.



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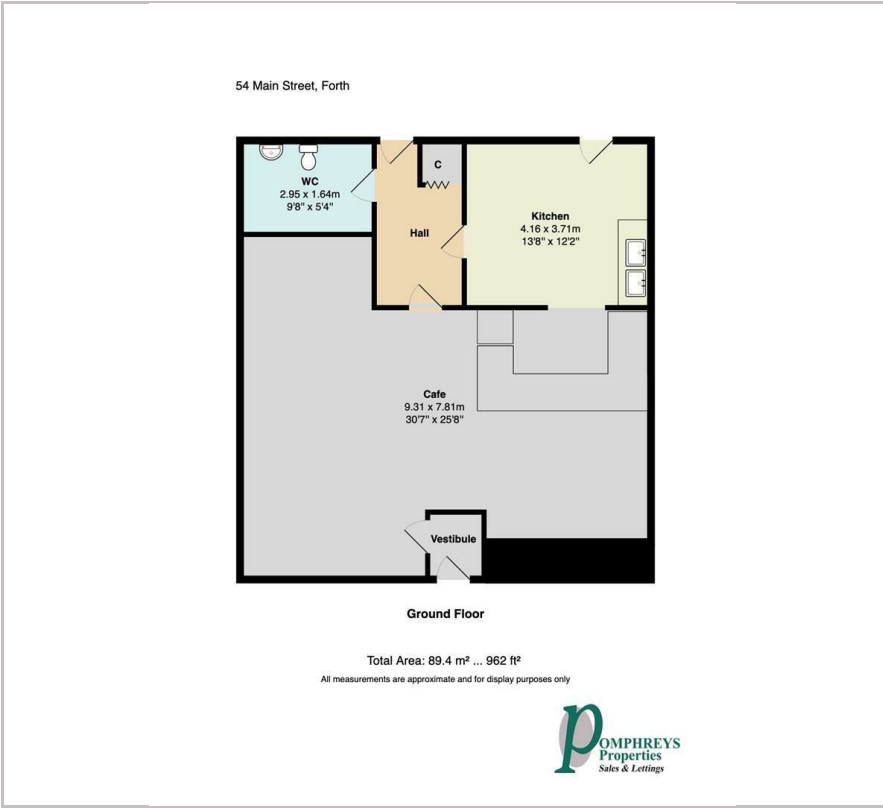
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Floor Plan



Area Map



Energy Efficiency Graph



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