

TO LET

MODERN CORNER RETAIL UNIT

ON THE INSTRUCTIONS OF

LCP

47 KING STREET STENHOUSEMUIR

LARBERT FK5 4HD

Situated in a prominent location within Stenhousemuir Town Centre
Extending to approximately 691 sq m / 7,438 sq ft, up to a possible
1,032 sq m / 11,108 sq ft (Subject to Vacant Possession)



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LOCATION

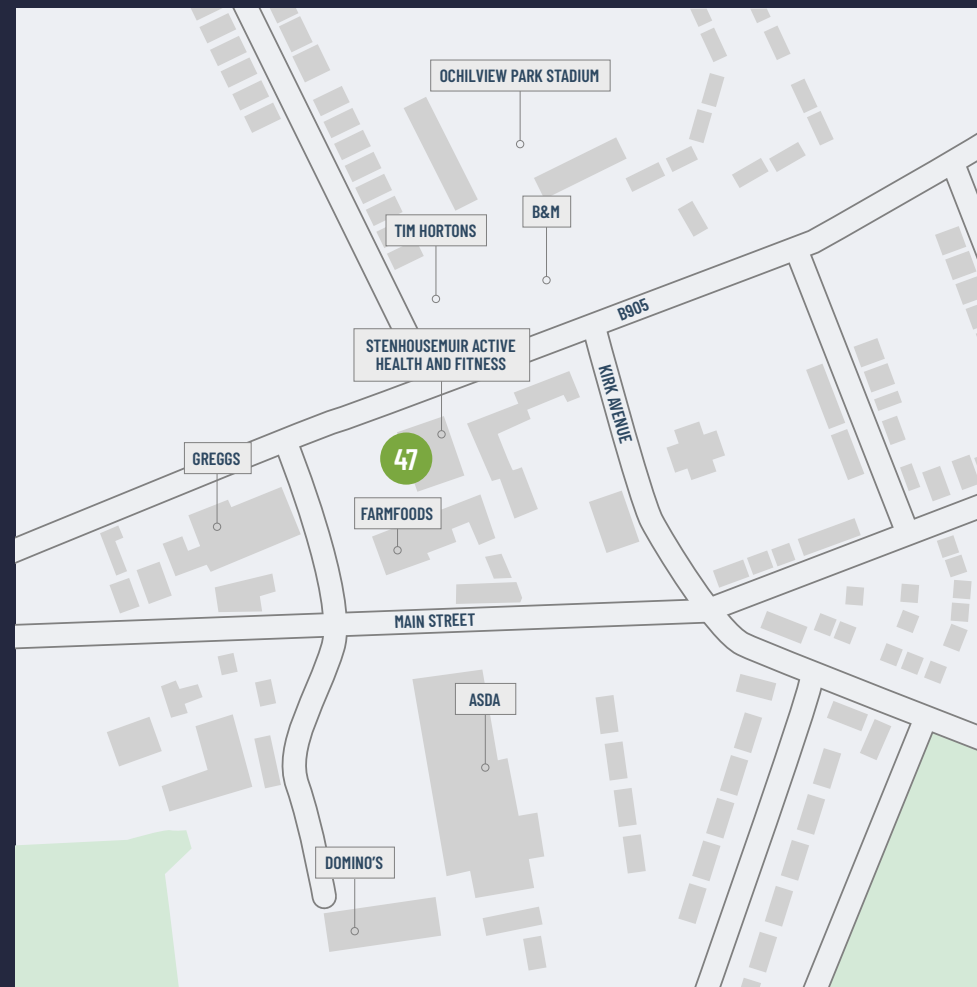
Stenhousemuir is situated in the district of Falkirk, with a population of approximately 25,000 residents and a wider catchment in excess of 140,000. The town is situated around 3 miles north of Falkirk between the neighbouring settlements of Larbert and Carronshore. Stirling is approximately 10 miles to the north, Glasgow 23 miles south-west and Edinburgh 34 miles south-east.

The subjects are situated on King Street, the primary retail location in Stenhousemuir. Recently the town centre has benefitted from significant

redevelopment, which now provides new community facilities, including a Health Centre, Library and Community Hall, which are all within a short walking distance from the subjects.

Other nearby occupiers include Asda, Farmfoods, B&M, Tim Hortons and Greggs.

The map extract, which is for identification purposes only, shows the exact location of the subjects.



DESCRIPTION

The subjects comprise a single storey retail unit, with return frontages, on the ground floor of a modern building of steel frame construction.

Internally the subjects are fitted / finished as an established gymnasium however could be suitable for alternative uses, subject to obtaining relevant consents.

ACCOMMODATION

The premises provide the following approximate areas:

Unit	Area (sq m)	Area (sq ft)
47 King Street	691.00 sq m	7,438 sq ft
49 King Street	340.95 sq m	3,670 sq ft
Combined	1,032.00 sq m	11,108 sq ft

* Subject to vacant possession the subjects could be reconfigured to offer the combined floor area.



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LEASE TERMS

A new Full Repairing and Insuring lease, with flexible terms is being offered. Rent on application.

RATEABLE VALUE

According to the Scottish Assessors Association website, the subjects are entered into the Valuation Roll as follows;

Rateable Value £48,750

ENTRY

Subject to the Landlords securing vacant possession of the subjects.

EPC

Available on request.

VAT

All prices, rents, premiums, etc are quoted exclusive of VAT (if applicable).

VIEWING & FURTHER INFORMATION

Viewing strictly by appointment via the letting agents:

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