

TO LET

# MODERN CORNER RETAIL UNIT

ON THE INSTRUCTIONS OF

**LCP**

# 49 KING STREET STENHOUSEMUIR LARBERT FK5 4HD

Situated in a prominent location within Stenhousemuir Town Centre  
Extending to approximately 340.95 sq m / 3,670 sq ft



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## LOCATION

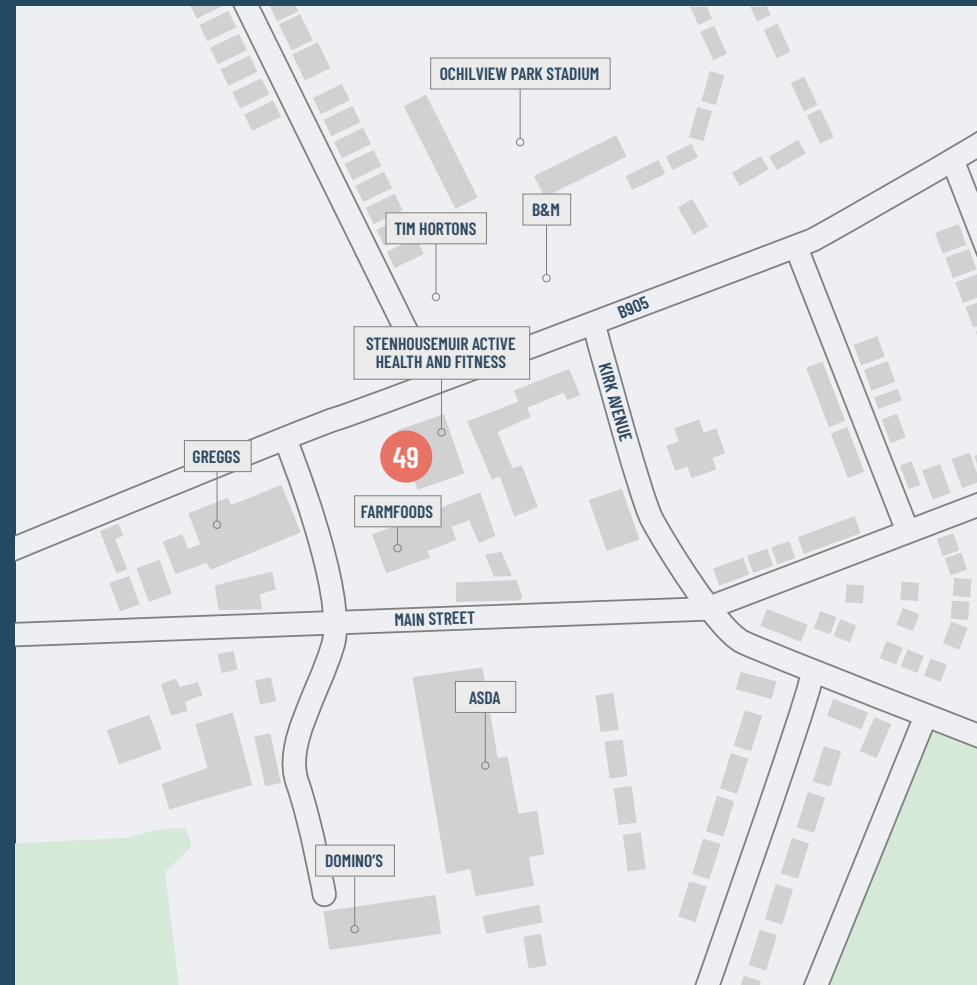
Stenhousemuir is situated in the district of Falkirk, with a population of approximately 25,000 residents and a wider catchment in excess of 140,000. The town is situated around 3 miles north of Falkirk between the neighbouring settlements of Larbert and Carronshore. Stirling is approximately 10 miles 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 benefited from significant

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

Other nearby occupiers include Stenhousemuir Active Health and Fitness, 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 for their current use as a retail charity shop, 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)
49 King Street	340.95 sq m	3,670 sq ft



## 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 £35,750

## ENTRY

Early entry is available, subject to conclusion of formal legal missives.

## 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:

### ORINSEN

**Tom Forster**  
 tforster@orinsen.com  
 0131 374 1115  
 07919 920 126

**Andy Bain**  
 0131 374 1117  
 07770 524 977  
 abain@orinsen.com

### HSA RETAIL

**Gordon Nicolson**  
 gordon.nicolson@hsaretail.com  
 0141 548 8064  
 07730 569 160

**Ross Allardice**  
 0141 548 8063  
 07376 488 053  
 ross.allardice@hsaretail.com

### LCP

**Marco Stifanelli**  
 mstifanelli@lcpproperties.co.uk  
 07503 012 088

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