

TO LET



**71 LA PORTE PRECINCT
GRANGEMOUTH
FK3 8AW**

- Town Centre Retail Unit
- Flexible Lease Terms Available
- Rent Free/Incentives Packages Available
- Contribution to Trade Signage Provided
- Rental - £240 Per Week

LOCATION

The subjects are situated on the eastern side of the La Porte Precinct which forms part of Grangemouth's pedestrianised commercial centre providing accommodation for a wide selection of award winning independent retailers including William Hill, Boots, WH Smith, Iceland, Superdrug, Farmfoods and Lloyds TSB.

The property occupies an excellent location in close proximity to Boots, Lloyds TSB and WH Smith.

Grangemouth itself comprises an established town within Central Scotland lying on the southern banks of the River Forth, approximately 3 miles to the west of Falkirk and some 20 miles east of Edinburgh. The town is home to one of the country's main petrochemical complexes as well as substantial port facilities which provides significant employment for the surrounding area.

The location of the subjects is shown on the appended plan.



DESCRIPTION

The subjects comprise a ground floor retail unit contained within a 3 storey building which is of rendered brick and block construction contained under a flat roof.

The retail frontage to La Porte Precinct comprises a timber/ glazed entrance door together with display windows. The property has the benefit of an electric roller security shutter.

Internally the subjects are arranged to provide a main retail area, a rear storage area and appropriate toilet facilities.

IMPORTANT NOTICE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) While these particulars have been carefully prepared their accuracy is not warranted. Details may change after these particulars have been prepared due to circumstances outwith our control.
- (ii) All descriptions, dimensions, reference, to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of an exchange of correspondence with our clients' solicitors.

TRADE SIGNAGE

The landlord will contribute 50% of the tenants trade signage costs up to a maximum of £350 plus VAT.

Further details/conditions will be provided upon request.

ACCOMMODATION

We calculate that the subjects provide the following Net Internal Area:-

Net Internal Area: 653 sq.ft

RATEABLE VALUE

We note from the Scottish Assessor's website that the subjects are entered in the current Valuation Roll at a Rateable Value of £11,400.

LEASE TERMS

The subjects are offered on normal full repairing and insuring terms for a period to be negotiated incorporating rent reviews at appropriate intervals.

RENTAL

Offers of £12,500 per annum exclusive are sought.

OFFERS

All offers should be submitted in strict Scottish Legal form to this office:-

DM Hall LLP
Chartered Surveyors
31 Wellside Place
Falkirk

Tel: 01324 628321
Fax: 01324 612147

michael.mcintyre@dmhall.co.uk
leigh.nisbet@dmhall.co.uk

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

VAT

All figures quoted are exclusive of any VAT which may be chargeable.

VIEWING

Strictly by appointment through the Sole Selling Agents.