



- **Prominent location in La Porte Precinct**
- **Extends to 140.09 sq m 1,508 sq ft**
- **Excellent Amenities**
- **Substantial first floor accommodation**
- **Nearby occupiers include Greggs, Lloyds Pharmacy and Farmfoods**

VIEWING & FURTHER INFORMATION:

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25 La Porte Precinct, Grangemouth

LOCATION

The Grangemouth is situated on the southern banks of the Firth of Forth approximately three miles to the east of Falkirk. It has a resident population estimated to be in the region of 17,000. Grangemouth is situated immediately adjacent to the M9 motorway providing access to Stirling, Edinburgh and Glasgow. The subjects is situated on the western side of La Porte Precinct which forms Grangemouth's main retail thoroughfare. Nearby occupiers include Greggs, Lloyds Pharmacy and B&M

DESCRIPTION

The subjects comprises a one storey brick building with a flat roof. Internally the ground floor is formed of an open plan sales area, store room and WC. The first floor has further open plan staff room and store.

ACCOMMODATION

We have calculated the net internal floor areas as follows:

Floor	Accommodation	Area (sq m)	Area (sq ft)
Ground Floor	Sales area	80.17	863
1 st floor	Staff room / Store	59.92	645
Total		140.09	1,508

PRICE

Our client is seeking rental offers over £18,000 per annum

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at £17,400.

EPC

F

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in the connection with this transaction.

MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



VIEWING

For further information or viewing arrangements please contact the sole agents:

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 Publication date: November 2019