



- **Prominent corner location on Camelon High Street**
- **Extends to 342.74sq m (3,689 sq ft)**
- **Located close to amenities**
- **Class 2 Planning consent**
- **High Footfall**

#### **VIEWING & FURTHER INFORMATION:**

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### 256, Main Street, Camelon, Falkirk, FK1 4DY

#### LOCATION

the subjects are situated on Main Street, Camelon which forms part of the A803 and is the main arterial road route into Falkirk town centre from the west. Falkirk has a resident population of just under 40,000 and is the administrative centre for the Falkirk council area. Camelon is situated approximately 1.5 miles to the west of the town centre and the subjects occupy a prominent position on Main Street. The immediate vicinity of the subjects is of mixed use comprising high density housing and retail/commercial uses. Nearby commercial occupiers include the Spar, Subway, Lloyds Pharmacy and Falkirk sheriff Court.

#### DESCRIPTION

The subjects comprise a large retail / office unit on the ground floor of a two story building of stone construction. They benefit from a fully glazed return frontage, disabled access, and a reception area with a good sized office to the rear.

#### ACCOMMODATION

We have calculated the net internal floor areas as follows:

Floor	Accommodation	Area (sq m)	Area (sq ft)
Ground	Retail/Office	342.74	3,689
<b>Total</b>		<b>342.74</b>	<b>3,689</b>

#### PRICE

Our client is seeking a rental offers over £25,000 per annum exclusive.

#### RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a Rateable Value of £24,000

#### EPC

Released on application.

#### 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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