



FALCONER
PROPERTY CONSULTANTS

FOR SALE

9 Cow Wynd, Falkirk,
FK1 1PL

Retail Unit

- OFFERS IN THE REGION OF £70,000
- 285 SQ FT
- PRIME TOWN CENTRE RETAIL PITCH
- PROMINENT FRONTAGE
- CLASS 1 AND 2 USE



LOCATION

Falkirk is a large town in the Central Lowlands of Scotland, historically within the county of Stirlingshire. It lies in the Forth Valley, 23.3 miles north-west of Edinburgh and 20.5 miles north-east of Glasgow.

Falkirk has a resident population of 34,570 according to the 2008 census. The population of the town has risen over the past decade, making it the 20th most populous settlement in Scotland. Falkirk is the main town and administrative centre of the Falkirk council area, which has an overall population of 156,800 and inholds the nearby towns of Grangemouth, Bo'ness, Denny, Larbert and Stenhousemuir.

The subjects are located on the Western side of Cow Wynd in close proximity to it's junction with the High Street.



DESCRIPTION

The subjects comprise a detached two storey building of brick/block construction surmounted by a pitched and slated roof. The property has formerly been used as a solicitors office and as such benefits from class 2 use although the property is also suitable for class 1 use.

The property benefits from two large arched display windows and central entrance door.

Internally the property provides good sized open plan sales area.

PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Falkirk Council Planning Department.

FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

26.5m²/285ft²

PROPOSAL

Offers in the region of £70,000 are invited for the Heritable (Scottish equivalent of Freehold) interest.

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CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.

RATING

Please contact local rating office.



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VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Selling Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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