



PRIME RETAIL UNIT

- > NIA – 666.3 SQ M (7,172 SQ FT)
- > PROMINENT FRONTAGE
- > ON SITE CAR PARKING
- > HIGH LEVELS OF PEDESTRIAN PASSING TRAFFIC
- > RENTAL : OFFERS INVITED

TO LET

UNIT 44-46 LA PORTE PRECINCT, GRANGEMOUTH, FK3 8BG

CONTACT: Adam Honeyman MA (Hons) MRICS, a.honeyman@shepherd.co.uk 0141 331 2807
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UNIT 44-46 LA PORTE PRECINCT,
GRANGEMOUTH, FK3 8BG

LOCATION

Grangemouth is situated in East Stirlingshire in the Forth Valley, on the Firth of Forth in Central Scotland and is situated approximately 3 miles east of Falkirk, 5 miles west of Bo'ness and 13 miles south east of Stirling. The town has a population of around 17,500 persons.

The premises are situated on La Porte Precinct, the prime shopping location for the town centre. Nearby occupiers include Specsavers, Costa, British Heart Foundation, Subway and Cancer Research.

DESCRIPTION

The premises comprise a retail unit arranged over the ground and first floors of a two storey building under a pitched and slated roof.

RENT

We are currently inviting offers for a standard FRI lease of flexible duration.

RATING

The premise are entered into the current Valuation Roll with a rateable value of £47,250.

The rate poundage for 2020/2021 is £0.498 to the pound.

PLANNING

The property benefits from Class 1 (retail) consent under the Town and Country Planning (use classes) (Scotland) order 1997.

EPC

A copy of the EPC will be available upon request.

VAT

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

LEGAL COSTS

Each party will be responsible for their own legal costs relative to any letting or sale of the property.

ANTI MONEY LAUNDERING REGULATIONS

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 on 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.

From measurements taken on site and in accordance with the RICS code of measuring practice (6th edition), we calculate the subjects extend as follows:

| ACCOMMODATION | SqM | SqFt |
|---------------|--------------|--------------|
| TOTAL | 666.3 | 7,172 |



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

Shepherd Chartered Surveyors 1441 Cumbernauld Road, Stepps, Glasgow G33 1AN, 0141 331 2807

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. PUBLICATION: AUGUST 2020

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