



FOR SALE - RETAIL INVESTMENT

- > NIA: 155.83 SQ M (1,677 SQ FT)
- > ATTRACTIVE TOWN CENTRE RETAIL INVESTMENT
- > LET TO CANCER RESEARCH (2 YEARS TILL EXPIRY)
- > RENTAL:- £24,200 PA
- > SALE:- £210,000

RETAIL INVESTMENT

UNIT 30C, LA PORTE PRECINCT, GRANGEMOUTH, FK3 8BG

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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 the pedestrianised west side of La Porte Precinct, the prime shopping location for the town centre. Nearby occupiers include Costa, Subway, Specsavers, Boots and British Heart Foundation.

DESCRIPTION

The subjects comprise a retail unit arranged over the ground floor of a 2 storey building under a pitched and slated roof. The accommodation provides retail space at the front with staff accommodation, storage and W.C facilities at the rear.

TENANCY

The subjects are let to Cancer Research UK on Full Repairing and Insuring terms, for a period of 27 years from January 1995.

The current passing rental is £24,200, there are no further rent reviews. Full tenancy information can be found within the legal pack available online.

SALE PRICE

We are seeking offers in excess of **£210,000** for the heritable interest in the subject.

EPC

A copy of the EPC can be provided upon request to interested parties.

PLANNING

We understand the property has planning consent for its existing use.

VAT

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

RATING

The premises are entered in the current Valuation Roll with a rateable value of £19,700.

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

ANTI MONEY LAUNDERING REGULATIONS

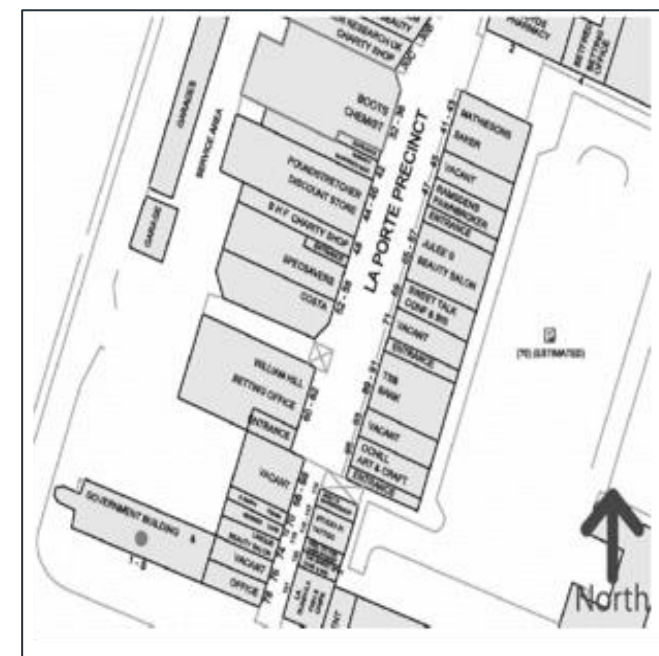
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective 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.



ACCOMMODATION

From measurements taken on site and in accordance with the RICS code of measuring practice (6th edition), we calculate the subjects to extend to the following approximate Net Internal Area:

ACCOMMODATION	SqM	SqFt
Ground Floor	155.83	1,677



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

Shepherd Chartered Surveyors 31 Byres Road, Glasgow, G11 5RD, 0141 331 2807

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