

# UNIT 30B, LA PORTE PRECINCT, GRANGEMOUTH, FK3 8BG

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## LOCATION

Grangemouth is situated on the southern banks of the Forth Estuary, approximately 3 miles to the west of Falkirk and 20 miles east of Edinburgh.

The property is located in the pedestrianised town centre, in close proximity to Boots, Costa Coffee, Specsavers, Subway, BHF and Cancer Research.

# **DESCRIPTION**

The premises comprise a retail unit arranged over the ground floor only within a two storey building under a pitched and slated roof.

# **RENT**

Offers in excess of £19,500 per annum exclusive of VAT are invited.

#### **RATING**

The premises are entered into the 2017 Valuation Roll as follows: Rateable Value: - £20,750 Commercial

Rate Poundage £0.498 (exclusive of water and sewerage rates).

#### **PLANNING**

The premises benefit from Class 1 retail consent under the Town and Country Planning (Use Classes) (Scotland) Order 1997. The premises maybe suitable for alternative uses subject to securing the necessary consents.

#### **LEASE TERMS**

The premises are available on a new long term full repairing and insuring lease, subject to 5 yearly upwards only rent reviews.

# **SERVICE CHARGE**

A service charge exists in respect of the common parts of the building. It is understood that the current service charge for the property is £5.38 per square ft.

## **LEGAL COSTS**

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

#### **EPC**

EPC Rating = E

A copy of the EPC and Recommendation Report can be provided on request.

#### **VAT**

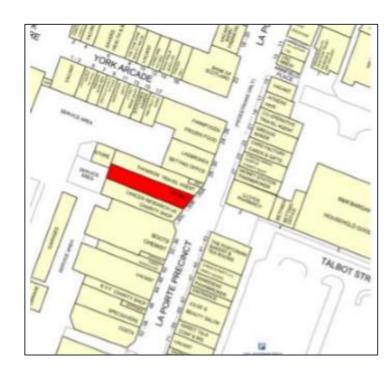
Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

# **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	SqM	SqFt
Ground Floor	172	1,851
TOTAL	172	1,851

The above measurements were taken on site and in accordance with the RICS code of measuring practice (6<sup>th</sup> edition).



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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