

Grangemouth Unit 30A, La Porte Precinct

Retail Unit - To Let



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, immediately adjacent to **SemiChem** and **Ladbrokes**. Other occupiers located nearby include **Boots**, **Farmfoods**, **Costa Coffee**, **Specsavers** and **Card Factory**.

Accommodation

The property is arranged over ground floor only and comprises the following approximate Net Internal Area:

Ground: 167.3 sq m 1,801 sq ft

Rent

£19,500 per annum exclusive.

Terms

The property is available on a new Full Repairing and Insuring lease, incorporating five yearly rent reviews.

Rates

Rateable Value (2017)	£18,100
Uniform Business Rates (2017/18 (exclusive of water & sewerage))	£0.466
Rates Payable	£8,435 pa

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

The EPC for the property is E. A copy of the EPC certificate is available on request.

Viewing & Further Information

Strictly by prior arrangement only with:

Isla Monteith

isla.monteith@savills.com

0131 247 3746

Maureen Tonner

maureen.tonner@savills.com

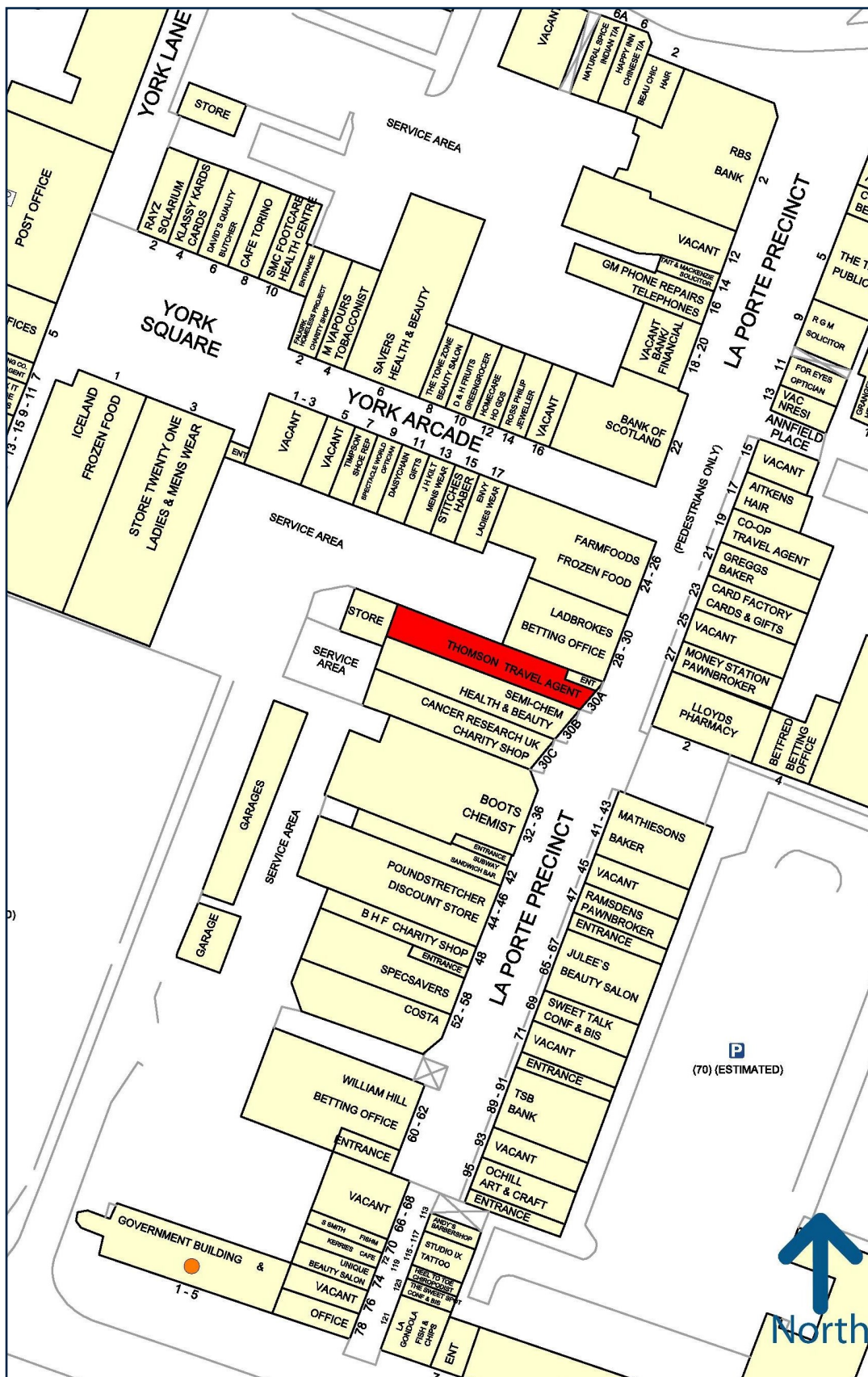
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STAFF UNAWARE



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