

## New-Build Retail Unit, Maggie Woods Loan, Falkirk, FK1 5HR

- Planning Granted for 1,100sq.ft Retail Unit
- Benefits from Hot Food Takeaway Consent
- Situated in Popular Residential Area
- Midway between Falkirk High School and Falkirk Community Hospital
- Near-by Occupiers include Costcutter and Dominos

## LOCATION:

Falkirk is regarded as an important business centre within Central Scotland, lying midway between Edinburgh and Glasgow. The town benefits from excellent communication links, with the M9 and M876 motorways both within a five-minute drive.

Falkirk also benefits from two mainline railways stations, with Falkirk High lying on the main Edinburgh to Glasgow routes.

The subjects are situated within a small parade of retail units on Maggie Woods Loan, at its junction with Westburn Avenue, in a predominantly residential area about 1 mile from Falkirk town centre.

The Ordnance Survey extracts, which are for identification purposes only, shows the location of the subjects.

## DESCRIPTION:

Planning permission was granted in March 2023 for a 1,100sq.ft single storey retail unit, benefiting from Hot Food Takeaway consent.

The property will be of block/brick construction with proprietary double glazed aluminium shopfront display windows and doors. The property will be surmounted by a profiled aluminium sheet roof.

## LEASE/TERMS:

A new Full Repairing and Insuring lease is being offered on a Pre-Let. Rent and further information available on request.

## PLANNING:

Planning Consent was granted in March 2023, under Planning Ref: P/22/0537/FUL for Construction of Hot Food Take Away (Sui Generis). All details are on Falkirk Council Planning Portal. Any planning enquiries should be directed to Falkirk Council Planning Department, tel:01324 506070

## RATEABLE VALUE:

The property will require to be assessed by the Scottish Assessors Association, upon completion of all construction works.

## VAT:

All rents, premiums, prices etc are quoted exclusive of VAT (if applicable).

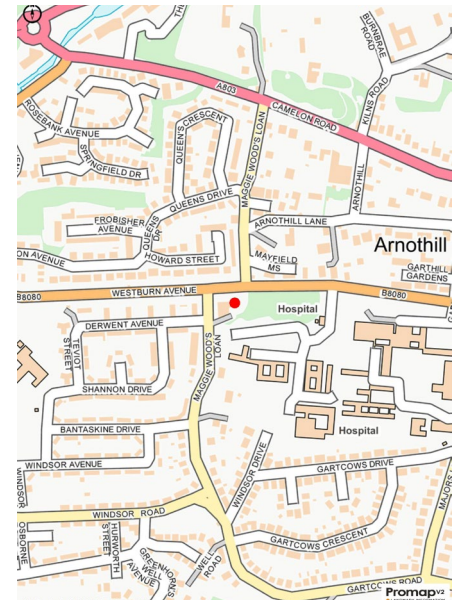
## ENTRY:

Upon completion of formal legal missives and construction of the property.

Graham + Sibbald

22 Allan Park, Stirling, FK8 2QG

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To arrange a viewing please contact:



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## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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