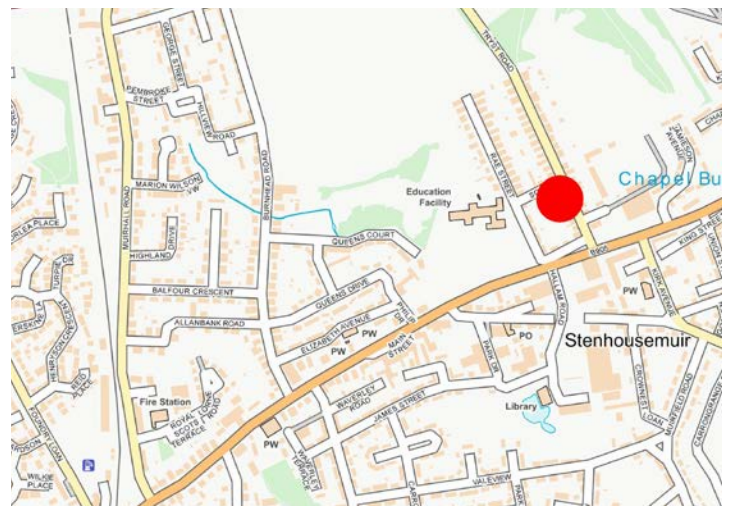




## 33-35 Tryst Road, Stenhousemuir, FK5 4QH

- Located on Busy Main Thoroughfare
- Easy Access to the Rail and Motorway Network
- Total Site Area - Approximately 0.19 acres
- Potential Development Opportunity (subject to relevant consents)
- Price on Application







## LOCATION

Stenhousemuir is a small town within the Falkirk Council area and has a population of approximately 10,000 residents. The town is situated around 3 miles north of Falkirk and is between the neighbouring settlements of Larbert and Carronshore. Stirling is approximately 10 miles to the north, Glasgow 23 miles to the south-west, with Edinburgh located around 34 miles to the south-east.

Larbert Railway Station, which provides easy access to both Edinburgh and Glasgow City Centres, is located less than 1 mile from the property.

The subjects are situated on Tryst Road, one of the main thoroughfares leading into Stenhousemuir, and close to its junction with King Street, which forms the main arterial route to and from Larbert. Stenhousemuir town centre has recently benefited from significant redevelopment and now provides facilities including: Health Centre, Library, Community Hall and Supermarket, which are all within a short walk of the subjects.

The Ordnance Survey extract, which is for identification purposes only, shows the exact location of the subjects.

## DESCRIPTION

The subjects comprise a detached two storey building of brick construction, surmounted by a pitched roof covered in slates. Internally there is extensive office accommodation over the ground and first floors, as well as kitchen, WC and storage facilities. To the rear there is detached workshop/storage space, predominantly of brick construction with corrugated metal sheet roofs. There is also a small yard area, with vehicle access via Rae Street.



Prior to being used for its current purposes as offices, the main building was originally retail premises on the ground floor, with a flat, separately accessed, on the first floor. It is therefore considered the subjects would suit a variety of alternative uses, subject to obtaining relevant planning consents.





According to our calculations from measurements taken on site, we estimate the subjects extend to the following net internal areas:

Area	sq.m	sq.ft
Ground Floor	87.15	938
First Floor	88.91	957
Storage	181.29	1,951

**PRICE:**

Offers are invited for the benefit of our client's heritable interest in the subjects. Guide price on application.

**RATEABLE VALUE:**

According to the Scottish Assessors Association website the subjects are entered into the Valuation Roll as follows:

Rateable Value £12,900

**EPC:**

Available on request.

**VAT:**

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

**CLOSING DATE:**

A closing date for offers may be set and interested parties are therefore advised to register their interest with the sole agents. Our clients reserve the right to sell the property without setting a closing date and, in setting a closing date, are not bound to accept the highest or indeed any offer received.

**VIEWING:**

Strictly by prior arrangement with the sole agents.

**ENTRY:**

Early entry is available, subject to conclusion of former legal missives

**To arrange a viewing please contact:**



**Conal Philliben**  
Property Agent  
07771 528 190  
Conal.philliben@g-s.co.uk



**Andrew Peel**  
Property Agent  
01786 463111  
Andrew.peel@g-s.co.uk

**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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: December 2023