

**HOT FOOD
CONSENT
GRANTED**

DM HALL
CHARTERED SURVEYORS



TO LET /MAY SELL

RETAIL

**1 La Porte Precinct,
Grangemouth, FK3 8BG**

-  Flexible retail accommodation
-  Prominent location
-  Gross internal areas 139.23 sq. m (1,499 sq. ft.)
-  Potential to split

LOCATION:

The subjects are situated at the northern of La Porte Precinct, on its eastern side and at its junction with Bo'ness Road, forming part of Grangemouth's principal town centre. The property forms part of Grangemouth's pedestrianised retail precinct, the surrounding properties given over predominantly to retail and commercial usage. Nearby occupiers include the Earl of Zetland Public House, Dominos and Blonde Ambition.

Grangemouth itself comprises an established town within central Scotland lying on the southern banks of the River Forth astride the A904 road route, approximately 3 miles east of Falkirk and some 20 miles west of Edinburgh. The town provides a range of local authority and private housing stock together with appropriate retail, educational and local government facilities having a resident population of approximately 18,000 people.

The town is home to one of the country's and indeed Europe's largest petrochemical facilities as well as befitting from a substantial port complex, each of which provides significant employment for the surrounding area.

The location of the subjects are shown on the appended plan.

DESCRIPTION:

The subjects comprise a retail premises arranged part of the ground floor of a two storey, corner building which is of stone construction which is partially rendered externally, under a pitched and slatted roof.

Access to the subjects is taken via a corner pass door with a series of timber framed display windows incorporated to both the La Porte Precinct and Bo'ness Road elevations.

Internally the subjects are arranged to provide an open plan retail area together with rear office, staff room and toilets.

Consideration will be given to subdivision of the unit into two, subject to agreement of acceptable terms.

ACCOMMODATION:

We would summarise the subjects as undernoted:

Gross internal area 139.23 sq. m (1,499 sq. ft.)

The above calculated area has been calculated for our agency purposes only and should be used for no other purpose.

RATEABLE VALUE:

Having regard to the Scottish Assessors Association Website we note that the subjects are entered in the current valuation roll at a rateable value of £26,000.

LEASE TERMS:

The subjects are offered on normal full repairing and insuring terms for a period to be negotiated with rent reviews at appropriate intervals

RENT

Offers of £25,000 per annum exclusive are sought.

PRICE

Upon application to the joint agent

VIEWING:

Strictly by arrangement with the sole selling agents.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL EXPENSE:

Each party will be responsible for the payment of their own legal costs. The incoming tenant will be responsible for the payment of any LBTT, registration dues and VAT incurred.

OFFERS:

All offers should be submitted in strict Scottish Legal Form to the Falkirk Office.

FURTHER INFORMATION:

All offers should be submitted in strict Scottish Legal form to the following offices:

DM Hall LLP
Unit 6a
The Courtyard
Callendar Business Park
Falkirk
FK1 1XR

Tel: 01324 628321

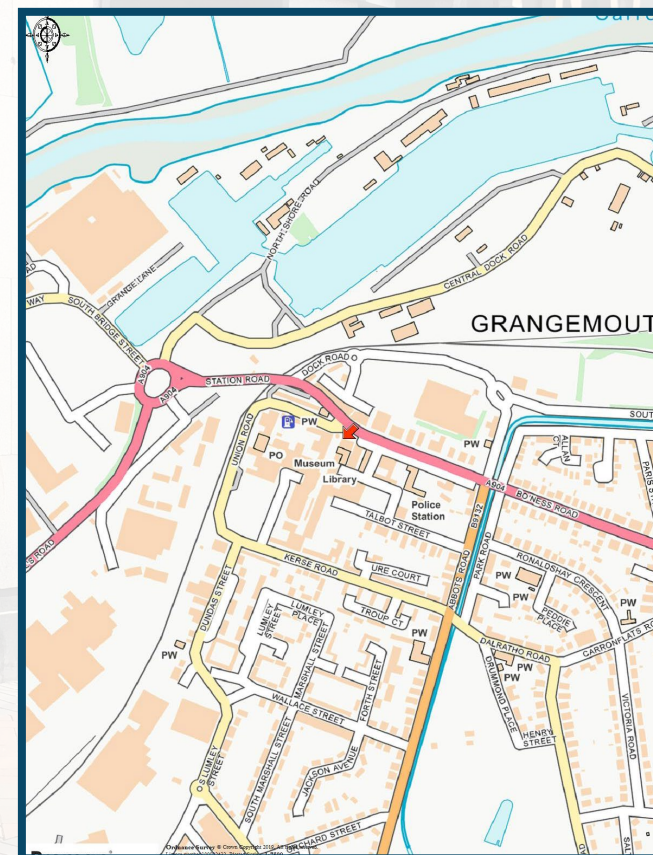
EMAIL: michael.mcintyre@dmhall.co.uk
juliet.robertson@dmhall.co.uk

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

DATE OF ENTRY:
By agreement.

Ref: ESA2971

Date of publication: February 2023



IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.