



TO LET - CLASS 2/RETAIL

70 MAIN STREET
LARBERT
FK5 3AR

- Attractive class 2/retail premises
- Prominent corner position
- Busy main road frontage
- Passing rent £8,000 per annum exclusive

LOCATION:

The subjects enjoy a prominent corner position lying on the southern side of Main Street at its junction with Eastcroft Street, forming part of Larbert's principal town centre.

In this respect the surrounding area is given over to predominantly commercial usage with nearby occupiers including The Gulnar Restaurant, Coral Bookmakers and Eddy's food station.

Larbert's position within the heart of the central belt ensures that it benefits from excellent communication links with junction 2 of the M876 bounding the town to the northwest. Larbert also has the benefit of a main line railway station which provides a direct link to Glasgow, Edinburgh and the north with the town therefore having become a popular commuter location given its ease of accessibility to the remainder of the central belt.

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

DESCRIPTION:

The subjects comprise class 2 /retail premises arranged over the ground floor of a 2-storey corner building of stone construction contained under a pitched and slated roof.

The retail frontage comprises a corner timber/glazed entrance door together with a series of timber framed display windows which are incorporated to both the front and side elevations.

Internally the subjects at present arranged to provide a main office, private office, tea preparation area and toilet facility.

ACCOMMODATION:

We would summarise the accommodation as undernoted:-

Net internal area – 33.93 sq.m. (365 sq.ft.)

RATEABLE VALUE:

Having regard to the Scottish Assessors Association website we note that the subjects are entered in the valuation roll at rateable value £9,500.

The Small Business Bonus Relief Scheme was introduced on the 1st April 2008 and will remain in force for 2023/2024. Given the rateable value of the property, eligible businesses will benefit from 100% rates relief.

LEASE TERMS:

The subjects are presently held under a 10 year full repairing and insuring lease from 19th April 2016 at a passing rental of £8,000 per annum exclusive. Rent reviews are on a 3 yearly basis.

Our clients are now seeking to assign their leasehold interest although the landlord is willing to consider a new lease, subject to the agreement of suitable terms.

RENT

The passing rent is £8,000 per annum exclusive.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificates (EPCs) 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/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

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:

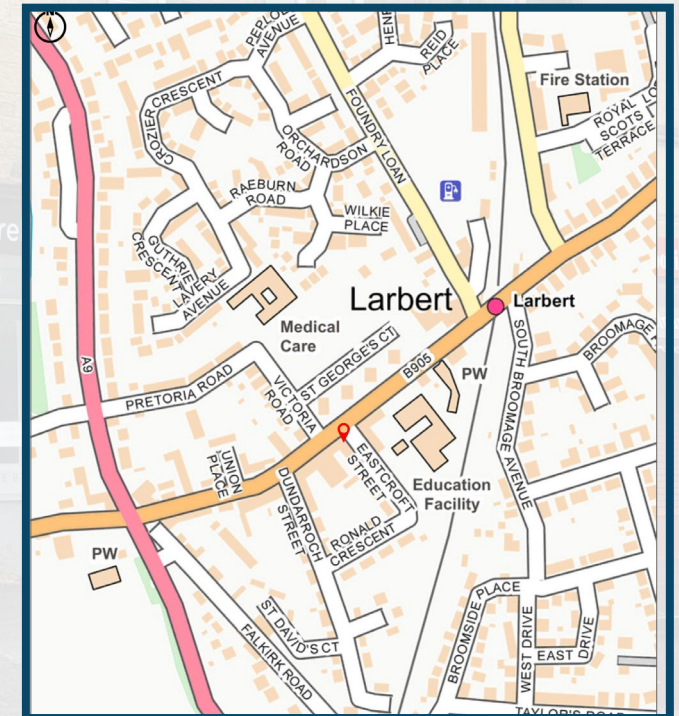
By agreement.

VIEWING:

Strictly by appointment through the sole letting agents.

Ref: ESA#

Date of publication: July 2023



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