



# FALCONER

PROPERTY CONSULTANTS

**1 STATION ROAD,  
GRANGEMOUTH  
FK3 8DG**

## FOR SALE

- OFFERS OVER £150,000
- 3,869FT<sup>2</sup>
- PRIME LOCATION
- SUITABLE FOR MULTIPLE USES  
(SUBJECT TO APPROPRIATE  
CONSENT)
- PRIVATE PARKING



## LOCATION

Grangemouth is situated in Central Scotland and is one of the main towns within the central region with a population of approximately 32,000 persons and provides substantial employment for the Central Region and beyond. Grangemouth benefits from being Scotland's largest deep sea container port with excellent road and rail connections.

Grangemouth benefits from excellent transport links being served by a main line railway station in nearby Falkirk and the M9 motorway.

From a local context the property is situated on the north eastern side of Station Road at its junction with Dock Road.

## DESCRIPTION

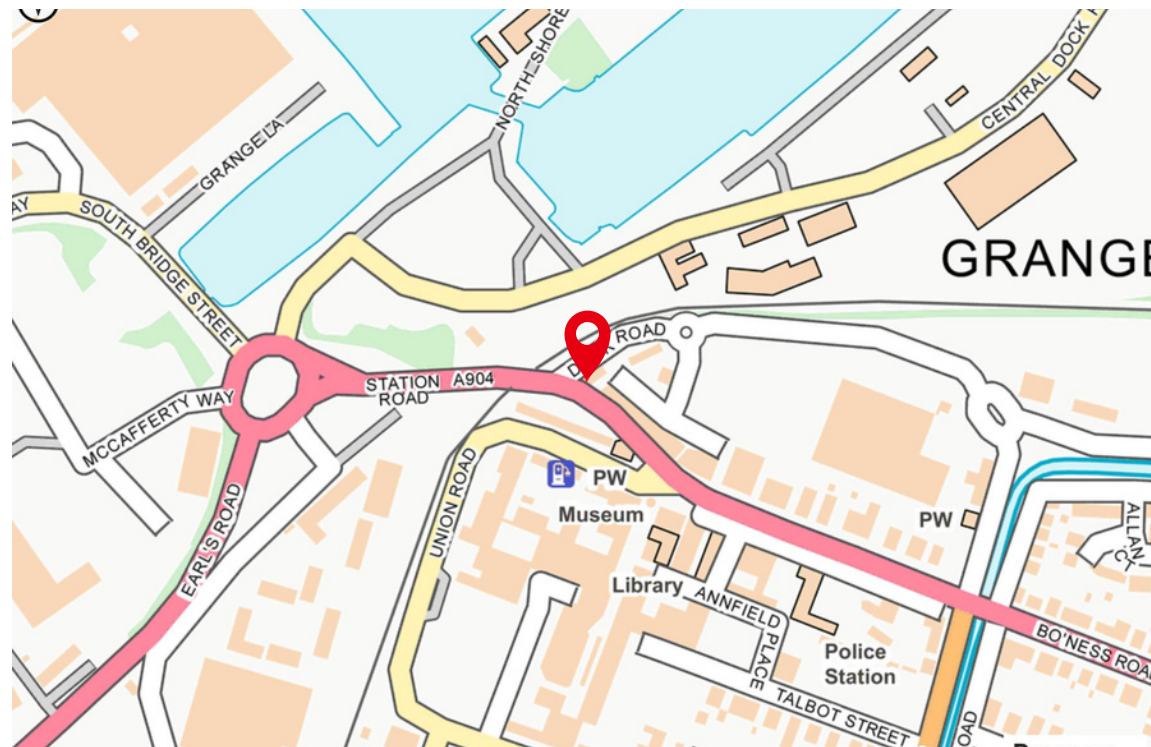
The subjects comprise a detached building formed over ground and lower ground level. The building is of stone and brick construction with a roughcast finish whilst being surmounted with a pitched and slated roof.

Internally the subjects were most recently utilised as a gym and provide gym/office space at first floor level whilst the lower ground floor provides further studio space, storage space and w.c facilities.

To the rear of the property is a private parking area.

## PROPOSAL

Offers over £150,000 are invited for the Heritable interest.



## FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

Ground Floor: 189.7m<sup>2</sup>/2,042ft<sup>2</sup>

Lower Ground Floor: 169.7m<sup>2</sup>/1827ft<sup>2</sup>

Total: 359.4m<sup>2</sup>/3,869ft<sup>2</sup>

## PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Falkirk Council Planning Department.

## RATING

Rateable value £17,600.

## EPC

A copy of the EPC will be available upon request.

## CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

## VAT

All prices, premiums and rents quoted are exclusive of VAT.





#### DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published March 2024.



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**VIEWINGS  
AND  
FURTHER  
INFORMATION**

Strictly by appointment through the Sole Agent:

**SANDY FALCONER**

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