

ON THE INSTRUCTIONS OF

LCP

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JH CAMPBELL
PROPERTY CONSULTANTS

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RETAIL UNIT TO LET

53 KING STREET, STENHOUSEMUIR FK5 4HD



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- UNIT 1: TO LET
- UNIT 2&3: STRATHCARRON HOSPICE
- UNIT 4: COMMUNITY TRUST HEALTH CLUB



LOCATION

Stenhousemuir is situated in central Scotland approximately 2.5 miles to the north of Falkirk, 10 miles south of Stirling and some 23 miles north-east of Glasgow, accessed via the M80 & M9. The town has a resident population of circa 25,000 people and a wider catchment in excess of 140,000.

The town centre has undergone significant redevelopment over the last few years now providing good quality retail and community facilities including a new Health Centre, Library & Community Hall. The subjects are well positioned close to the entrance to the town centre, adjacent to a 40,000 sqft ASDA superstore.

Other neighbouring occupiers include **Farmfoods, B&M Bargains, Greggs, Belfred, Subway, Lloyds Pharmacy, Clydesdale Bank, Ladbrokes, Strathcarron Hospice & Community Trust Health Club.**

DESCRIPTION/ACCOMMODATION

The subjects comprise part of a modern purpose built retail parade occupying a prominent position within the heart of the town centre and benefitting from immediately adjacent car parking. The premises provide the following approximate areas:-

GROUND FLOOR	107.12 SQM	1,153 SQFT
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LEASE

The subjects are available on the basis of a new full repairing & insuring lease for a negotiable term.

RENT

Offers in excess of £15,000 per annum are invited.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – G [Copy available on request].

RATES

We understand the subjects are currently entered on the Scottish Assessor's Association Portal, as follows:-
Rateable Value - £11,300 [01/04/17]

USE

Class 1 [Retail]. Alternative uses may be suitable subject to planning

VAT

All rents, prices quoted are exclusive of vat.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any LBT, Registration Dues and VAT applicable.

ENQUIRIES

Viewing & further information can be obtained by contacting the sole agent:-

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