



44-46 La Porte Precinct, Grangemouth, FK3 8BG

Prime Retail Position

- Ground & 1st Floor
- 7,172sq ft
- Class 1 Retail
- Potential For Leisure / Class 2 Professional
- Rent Incentives Available
- Rent: £25,000p.a.x
- Price: o/o £199,000

LOCATION

The subjects are situated on the West side of LaPorte Precinct, a prime destination shopping and business hub in the heart of Grangemouth. Grangemouth is situated in East Stirlingshire in the Forth Valley, on the Firth Of Forth in Central Scotland and is situated approx 3 miles East of Falkirk, 5miles West of Bo'Ness and 13 miles South East of Stirling, with a population of c.17,500persons.

The site itself is ideally placed within a busy commercial thoroughfare with local refinery and associated business hubs in close proximity. Neighbouring occupiers include Greggs, Costa Coffee, Lloyds Pharmacy, B&M and Subway.

PROPERTY

The subjects under consideration comprise a substantial ground and first floor commercial unit with substantial aluminium framed and glazed frontage.

Internally the property has been fitted out to a high standard per the former tenants corporate requirements with polished concrete flooring, lighting is provided by way of fluorescent strips and halogen spots recessed within the suspended acoustic tile ceiling.

Partitions have been erected to form rear storage area, manager office and w.c facilities.

Access to the upper floor is accessed via a staircase to the rear of the demise opening to further storage / office space.

The unit would lend itself to continued retail use or alternative usage to studio / leisure / indoor market.



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AREA

The property has been measured on a net internal area basis and calculated to extend to the following floor area:

Ground: 302.5sqm (3,256sq ft)
1st: 363.8sqm (3,916sq ft)
Total: 666.3sqm (7,172sq ft)

NAV/RV

The property has been entered onto the valuation roll with the following NAV/RV **£25,500**

The property rateable value has not been appealed

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for **£25,000.a.x**

SALE

Our client will dispose of their freehold interest for o/o **£199,000**

V.A.T

Figures quoted exclusive of V.A.T

E.P.C.

Available on request

TITLE

Available on request

LEGAL

Each party shall be their own legal costs incurred in the transaction

TSA Property Consultants

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Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time

Property Misdescription Act 1991:

The information contained within 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 out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.