

11 KING STREET, STENHOUSEMUIR, FK5 4HD



**Falkirk Council**  
*Place Services*

**11 KING STREET, STENHOUSEMUIR, FK5 4HD  
LIGHT INDUSTRIAL UNIT (WITH OFF STREET PARKING)**

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**OFFERS OVER £15,000**

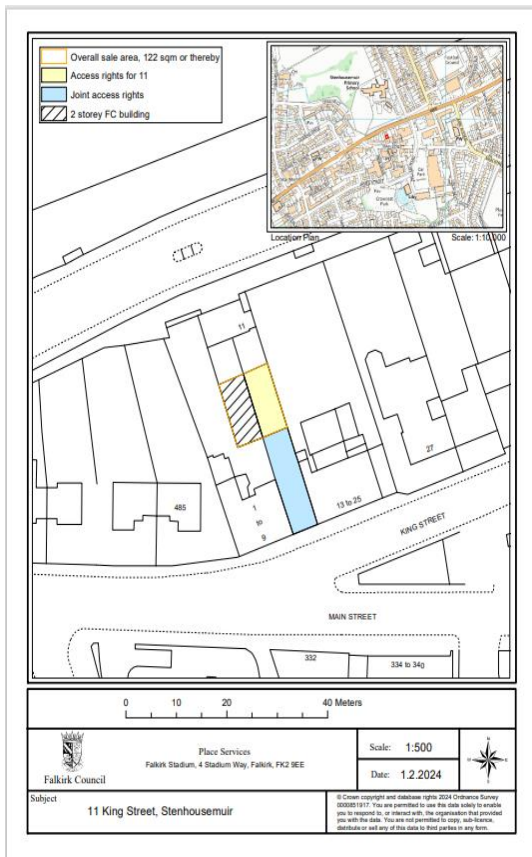
**CLOSING DATE – 12PM FRIDAY 19<sup>TH</sup> JULY 2024**

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Falkirk Council  
Place Services  
Tel: 07484 011597  
Email: [deborah.bruce@falkirk.gov.uk](mailto:deborah.bruce@falkirk.gov.uk)

## LOCATION

The property is located at 11 King Street, off Main Street in Stenhousemuir. The plan below, which is for identification purposes only, shows the location of the property.



## DESCRIPTION

The property is a two-storey building of stone-built construction with a pitch slated roof and is circa 90 sqm in size. The building has been vacant for several years. It is suitable for light industrial use, such as a small workshop or could be used as a storage facility. The property will require a degree of upgrading depending on the proposed use. There is a small area of land to the front of the property for off street parking, however, it should be noted that there is access right for the property at end of the street. Please note an asbestos management report has been produced as

there is some asbestos within the roof area of the property, this report will be available on request.

## EPC RATING - C

## RATEABLE VALUE

The property is entered in the Valuation Roll is **£2,800 PER ANNUM**

**VIEWING BY APPOINTMENT, PLEASE EMAIL: [Deborah.bruce@falkirk.gov.uk](mailto:Deborah.bruce@falkirk.gov.uk)**

**CLOSING DATE:  
12PM FRIDAY 19<sup>TH</sup> JULY 2024**

**Offers should be submitted to: -  
TEAM 4  
Customer & Business Support  
Falkirk Council  
Suite B  
Falkirk Stadium  
Falkirk  
FK2 9EE**

**Please note:** Purchasers are to pay Falkirk Council's reasonable legal costs in relation to this transaction.

## FREEDOM OF INFORMATION

Prospective purchasers should note that under the Freedom of Information (Scotland) Act 2002, the Council may in certain circumstances require to provide copies of offers received to any enquirer.

Marketing Brochure prepared May 2024.

**IMPORTANT NOTICE**

Falkirk Council gives notice that: -

- i) These property particulars are set out as a general outline only for the guidance of the intended purchaser and do not constitute part of any offer of contract.
- ii) The facts and information contained within these particulars have been checked and unless otherwise stated are 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 significant change, we will inform all enquirers at the earliest opportunity.
- iii) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given without responsibility. Any intending purchasers should satisfy themselves by inspection or otherwise as to the correctness/availability of each of them.
- iv) No person in the employment of Falkirk Council has authority to make or give any representation or warranty whatsoever in relation to this property.
- v) Unless otherwise stated, the subject property is exclusive of Value Added Tax. Prospective purchasers must satisfy themselves independently as to the incidence of VAT in respect of any transaction.
- vi) Any fittings and fixtures referred to in these particulars which were present at the time of our inspection, have not been tested and therefore absolutely no warranty is given as to their condition or operation.
- vii) Prior to submitting an offer, you are strongly recommended to seek appropriate legal and professional advice.
- viii) Falkirk Council is not bound to accept the highest offer nor any offer.
- vii) Falkirk Council is not bound to accept the highest nor any offer