







- Ideal investment opportunity
- Suitable for investors or owner-occupiers
- Located on King Street, Stenhousemuir with strong visibility and footfall
- Clean and well-presented premises
- Flexible internal layout
- Suitable for retail or service-based uses
- Prominent town centre location
- Good visibility and accessibility
- Excellent transport links via bus, rail and M80/M9



Description

31 King Street is a vacant retail unit offering significant potential. Currently fitted out as a modern hair salon with an additional beauty room, if desired, the fixtures and fittings can be purchased by separate negotiation with the outgoing tenant.

Extending to approximately 74m², the property occupies a convenient town centre location and offers flexible use potential, suitable for a variety of business uses.

The property is currently owned and leased to a local business, whose lease is coming to an end, presenting an opportunity for either an investment purchaser seeking rental income or an owner-occupier looking to establish their business in a prominent town centre location. There is a public car park located nearby, providing convenient parking for customers and staff.

Reason For Sale

The property is being sold with vacant possession following the tenant's exit.





Location

Located within the town of Stenhousemuir, the property occupies a prominent town centre position on King Street, benefiting from strong visibility and convenient access for both pedestrians and passing traffic. Stenhousemuir forms part of the wider Falkirk area and enjoys close proximity to neighbouring towns including Larbert, Carron, and Falkirk town centre.

The area is well served by public transport, with regular local bus services operating nearby and rail connections available from both Larbert, Falkirk High and Falkirk Grahamston stations, providing direct links to Glasgow, Edinburgh, and surrounding central Scotland locations. The property also benefits from excellent road connectivity via the M80 and M9 motorway networks, allowing straightforward access to Scotland's principal commercial centres.

A mix of local retailers, cafés, service providers, and residential housing surrounds the property, generating consistent footfall throughout the day. On-street parking and nearby public parking facilities further enhance accessibility for customers and staff.

The Property

The subjects comprise a ground floor retail unit forming part of an end-terrace, two-storey building, with the original section constructed in stone and rendered externally beneath a pitched and slated roof.

Extending to approximately 74m², the accommodation is arranged to provide a bright and airy retail space, currently used as a ladies hairdressers, with a separate room, currently used as a beautician's room, kitchen facilities, storage, and WC accommodation.

The front section is open plan in layout, currently incorporating designated reception and hairdressing areas, benefitting from a large glazed entrance door, glazed frontage, and three sizeable dual-aspect windows allowing for excellent natural light throughout.



To the rear, the main area is currently set as the main salon space providing multiple hairdressing stations together with two backwash stations, with access leading to a private beauty treatment room.

A small hallway provides additional storage and access to the WC, fitted with toilet and wash hand basin incorporating a point-of-use hot water facility, and a staff kitchen area.

The kitchen is fitted with base and wall-mounted units, counter workspace, breakfast bar seating, space for an under-counter fridge, hot water tank, and an area suitable for staff storage and hanging jackets.

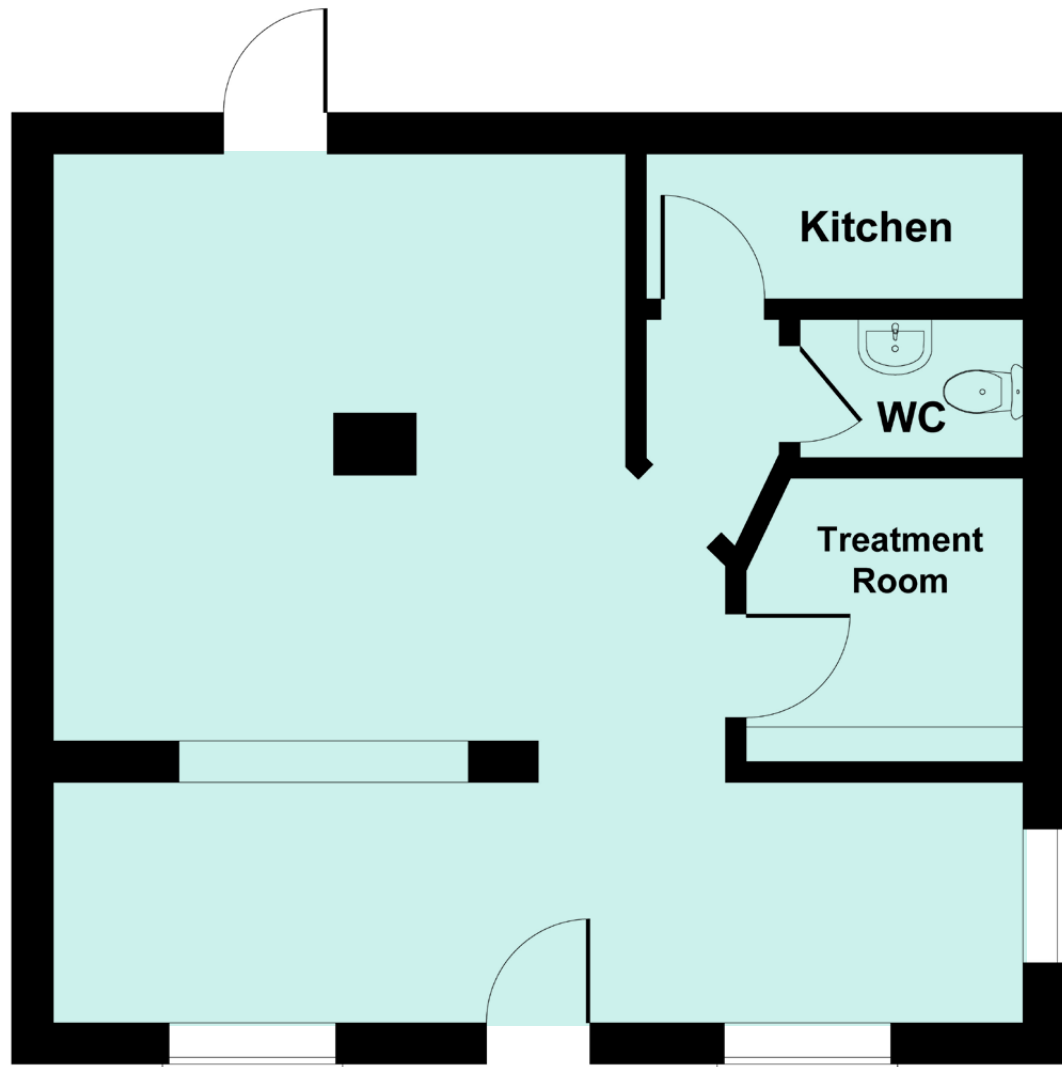
Development Opportunities

The property presents an ideal investment opportunity, with potential rental income of approximately £12,000 per annum achievable. Equally suited to owner-occupiers, the premises offer clean and well-presented accommodation with a flexible layout suitable for a variety of retail, salon, beauty, office, or service-based uses.

The prominent town centre location provides excellent visibility and accessibility, while the existing salon fit-out, if purchased, allows for immediate occupation and continuation of business operations.

Grounds

The property benefits from access to a shared rear yard incorporating bin storage facilities and a fire escape exit.



Not to scale. For illustrative purposes only.



Services

The property benefits from mains electricity, water, and drainage services.

EPC Rating

The EPC rating for the retail unit is E(68), reference number 4120-9895-0230-1199-1903.

Title Number

The title number for the retail unit is STG11268.

Rates / Council Tax

The retail unit has a rateable value of £10,000 as at April 2026, property reference number 601/150/03100/4. The new owners could benefit from the 100% discount on the non-residential element under the Small Business Rates Relief scheme, where eligible.

Plans

An indicative plan is available upon request from the selling agents ASG Commercial.

Price

A Guide Price of £125,000 is invited for the heritable property. The fitout fixtures and fittings and stock are by separate negotiation with the outgoing tenant.

Finance & Legal Services

ASG Commercial Ltd is in touch with a variety of different lenders who can provide specialist finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction where appropriate. We also have many contacts in the legal profession who can assist in all legal matters arising.

Directions

See location map. What3words reference is ///perfume.rely.folks

Viewing

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 1 Cromwell Road, Inverness, IV1 1SX

Tel: 01463 714757

E: admin@asgcommercial.co.uk

Web: www.asgcommercial.co.uk

Offers

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date, should one be set.

