

DM HALL

To Let

Retail

25 La Porte Precinct
Grangemouth
FK3 8AZ



GROUND FLOOR
77.54 SQ M
735 SQ FT

FIRST FLOOR
59.83 SQ M
644 SQ FT

Property Details

- Prominent town centre retail premises
- Flexible internal layout
- Ground and first floor accommodation
- Flexible terms available
- £13,000 pa exclusive

LOCATION:

The subjects lie within the heart of Grangemouth's pedestrianised retail centre, on the eastern side of La Porte Precinct, to the north of its junction with Talbot Street.

The surrounding area comprises Grangemouth's principal commercial centre which accommodates a range of retail, office and associated premises. Nearby occupiers include Greggs, The Bank of Scotland, Boots and B & M.

Grangemouth itself comprises an established town within Central Scotland, lying on the southern banks of the River Forth, astride the A904 road route, approximately 3 miles east of Falkirk and some 20 miles west of Edinburgh.

The town is home to one of the countries and indeed Europe's largest petrochemical facilities as well as benefitting from a substantial port complex, each of which provides significant employment for the surrounding area.



Property Details

DESCRIPTION:

The subjects comprise retail premises arranged over the ground and first floors of a mid-terraced, two storey building which is of rendered brick/block construction.

The retail frontage to La Porte Precinct comprises a double aluminium/glazed entrance doors together with two aluminium framed display windows.

Internally the ground floor is presently arranged to provide a main retail area and back shop section, while the first floor provides further ancillary office/staff accommodation.

ACCOMMODATION & FLOOR AREAS:

Floor	sq m	sq ft
Ground	77.54	735
First	59.83	644

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £9,100 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

PROPOSAL:

The subjects are offered on normal full repairing and insuring terms for a period to be negotiated incorporating rent reviews at appropriate intervals.

£13,000 pa exclusive.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL COSTS:

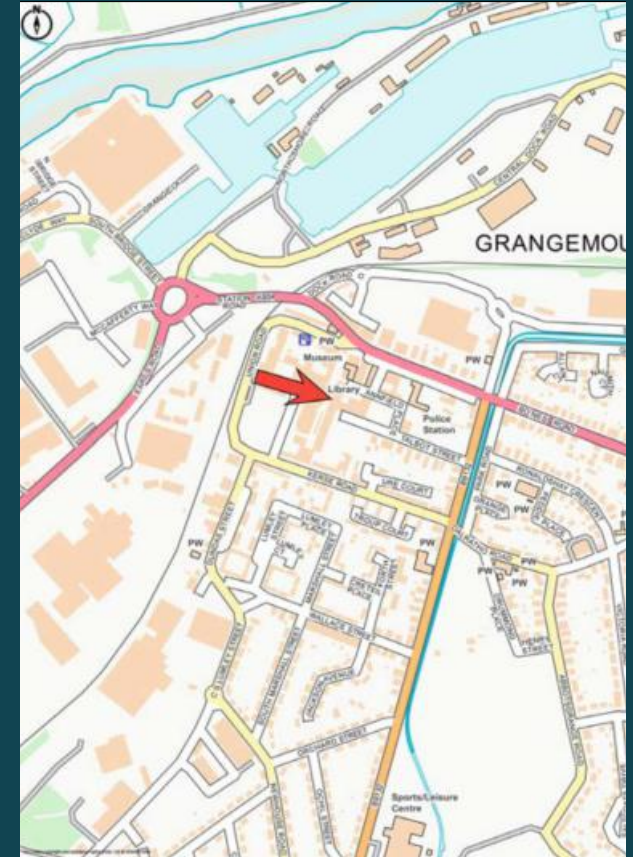
Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents



Make an enquiry

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