

## Retail/Office

70 Main Street,  
Larbert,  
FK5 3AR



33.93 SQM —  
365 SQ FT



# Property Details

- Attractive retail/office premises
- Prominent corner position
- Busy main road frontage
- Offers of £8,000 pax sought
- Suitable for a variety of uses

## LOCATION:

The subjects enjoy a prominent corner position lying on the southern side of Main Street at its junction with Eastcroft Street, forming part of Larbert's principal town centre.

In this respect the surrounding area is given over to predominantly commercial usage with nearby occupiers including The Gulnar Restaurant, Coral Bookmakers and Eddy's food station.

Larbert's position within the heart of the central belt ensures that it benefits from excellent communication links with junction 2 of the M876 bounding the town to the northwest. Larbert also has the benefit of a main line railway station which provides a direct link to Glasgow, Edinburgh and the north with the town therefore having become a popular commuter location given its ease of accessibility to the remainder of the central belt.

The location of the subjects is shown on the appended plan

## DESCRIPTION:

The subjects comprise a retail/office premises arranged over the ground floor of a 2-storey corner building of stone construction contained under a pitched and slated roof.



# Property Details

The retail frontage comprises a corner timber/glazed entrance door together with a series of timber framed display windows which are incorporated to both the front and side elevations.

Internally the subjects at present arranged to provide a main office, private office, tea preparation area and toilet facility. The ground floor is arranged to provide two principal showroom areas together with an office and appropriate staff/support sections.

The first floor provides a principal office/gallery area together with two toilet facilities.

### ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition, the ground floor on a gross internal basis with the first floor on a net internal basis.

SQ M	SQ FT
33.93	365

### ENERGY PERFORMANCE:

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

### NON DOMESTIC RATES:

Having regard to the Scottish Assessors Association website we note that the subjects are entered in the valuation roll at rateable value £9,500.

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The Small Business Bonus Relief Scheme was introduced on the 1st April 2008 and will remain in force for 2023/2024. Given the rateable value of the property, eligible businesses will benefit from 100% rates relief.

### LEASE TERMS:

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

### RENTAL:

Offers of £8,000 per annum exclusive are sought.

### 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

Michael McIntyre

Juliet Robertson

Falkirkproperties@dmhall.co.uk

**DM Hall Commercial Department**

**DM Hall, Unit 6a The Courtyard, Callendar  
Business Park, Falkirk, FK1 1XR**

**01324 628321**

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