

DM HALL

For Sale

Retail Premises

**49 South Street
Bo'ness
EH51 9HA**

**Ground Floor
38.39 SQ M
414 SQ FT**



Property Details

- Situated in Bo'ness town centre
- Flexible accommodation suitable for various uses
- Recently redecorated
- Offers over £40,000 are invited

LOCATION:

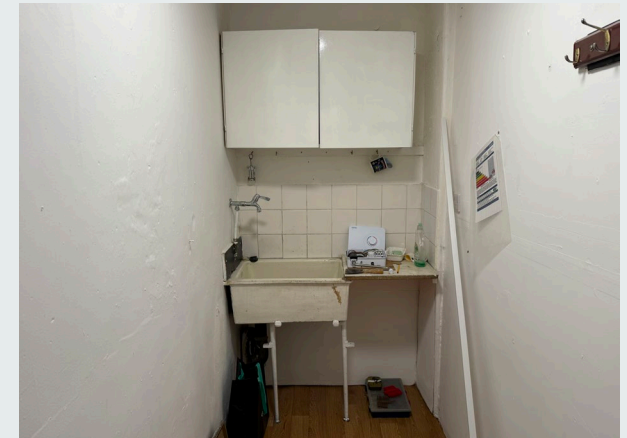
The subjects are situated on the northern side of South Street towards its eastern end forming part of Bo'ness main town centre.

The immediate surrounding area comprises a variety of commercial and residential uses with nearby commercial occupiers including a banking hub, a florist, a private gym, takeaway and a Boots the Chemist.

Bo'ness comprises an established town within Falkirk District with a population of circa 15,000 persons, lying astride the A904 road route on the southern banks of the River Forth. The town is located approximately 10 miles to the east of Falkirk and around 18 Miles from Edinburgh city centre.

The town's position within the central belt ensures that Bo'ness benefits from excellent road communication links with junctions 3 and 5 of the M9 motorway lying to the southeast and southwest respectively. This ensures that the town has become a popular commuter location, particularly for the Edinburgh market, given that it is easily accessible to the capital, and this has resulted in a number of housing developments over recent years and currently ongoing.

The location of the subjects is shown on the appended plan.



Property Details

DESCRIPTION:

The subjects comprise traditional retail premises which are arranged over part of the ground floor of a 3 storey traditional stone built mid terraced tenement property which is surmounted by a pitched and slated roof.

The frontage has a painted surround and incorporates a display window with recessed entrance door.

Internally the accommodation is arranged to provide a sales area to the front, to rear of which is a tea prep/storage area. There is a shared toilet compartment located in the hall to the rear of the property.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

	SQ M	SQ FT
Ground floor	38.39	414

ENERGY PERFORMANCE:

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

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects have a Rateable Value of £4,550.

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

PROPOSAL:

Offers in excess of £40,000 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 selling agents.

ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



Make an enquiry

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