



TO LET – RETAIL UNIT

Grangemouth, 25 La Porte Precinct



- PROMINENT RETAIL UNIT
- LOCATED WITHIN TOWNS PRIME RETAIL PITCH
- WELL CONFIGURED SPACE

LOCATION

Grangemouth is located on the southern bank of the Forth Estuary and lies approximately 20 miles from Edinburgh and 22 miles from Glasgow. The town has a population of approximately 18,000 persons.

The unit is located within the town's prime retail pitch and benefits from free parking in close proximity. Nearby retailers include **Greggs, Lloyds Pharmacy, Tesco Metro, Card Factory** and **Farmfoods**.

DESCRIPTION

The subject premises comprise a lock-up shop unit contained within a modern retail parade arranged over ground and first floors. We calculate that the unit extends to the following approximate net areas:-

ACCOMMODATION

Internal Width	5.18 m	17 ft 0 ins
Ground Floor	71.54 sq m	770 sq ft
First Floor	56.02 sq m	603 sq ft
Total	127.56 sq m	1,373 sq ft

USE

Class 1 Retail

TERMS

The premises are available on a new full repairing and insuring lease subject to 5 yearly upward only rent reviews.

RENT

Rental offers in excess of **£17,500 per annum** are invited.

RATES

We are verbally informed by the Local Authority that the current Rateable Value of the shop is:-

Rateable Value	£19,200
Commercial Rate Pounding	£0.471
(exclusive of water and sewerage rates)	

EPC

A copy of the EPC will be made available as required.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for stamp duty, tax, registration dues and VAT incurred thereon.

VAT

All figures are quoted exclusive of VAT.

VIEWING

Strictly by appointment via the sole agents:-

Reith Lambert

Richard Ford
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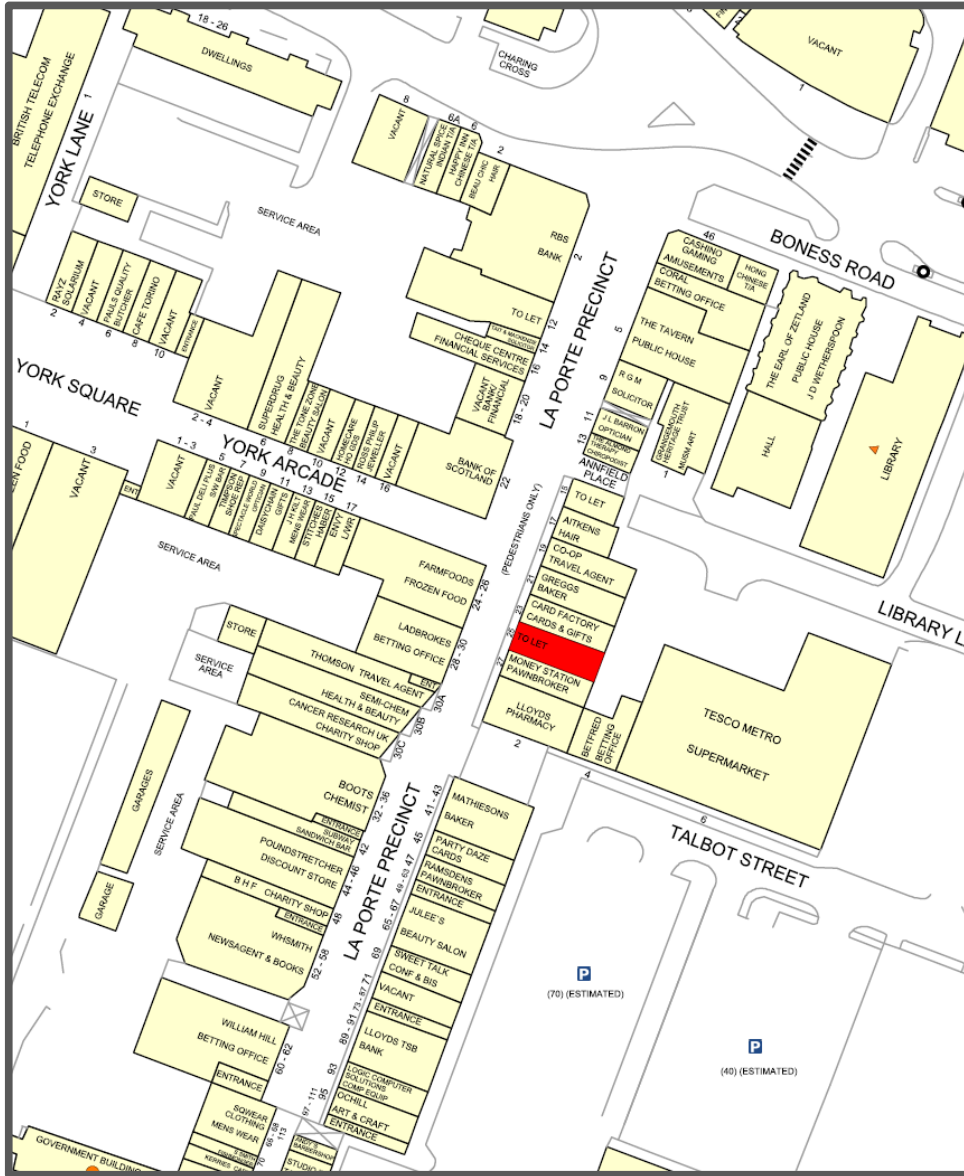
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Not to scale.

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