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## RETAIL PROPERTY



# 148 High Street, Falkirk, Stirlingshire, FK1 1NR RESTAURANT FOR SALE/TO LET

### Location

The property is located between the Howgate and Callendar square shopping centres within the pedestrianised section. The Central Retail Park is close by where there is a McDonald's drive thru restaurant.

### Accommodation

The property provides the following approximate accommodation:

Floor Area	Sq M	Sq Ft
Ground Floor	252	2,716
First Floor Storage	206	2,220
Second Floor (not measured)		

### Freehold

Our client's heritable interest to be sold with vacant possession. Offers in the region of **£300,000** are sought.

### Rent

Alternatively, the ground floor only could be leased at a rental of **£30,000pax**.

### Planning

The building lends itself to residential conversion subject to the necessary consents.

### Rates

The premises have been given a rateable value of £46,250 in the 2017 list. Interested parties are strongly advised to make their own enquiries.

### VAT

The property has been elected for VAT purposes.

### Energy Performance Certificate (EPC)

Full EPC report and certificate are available on request.

### Viewing and Further Information

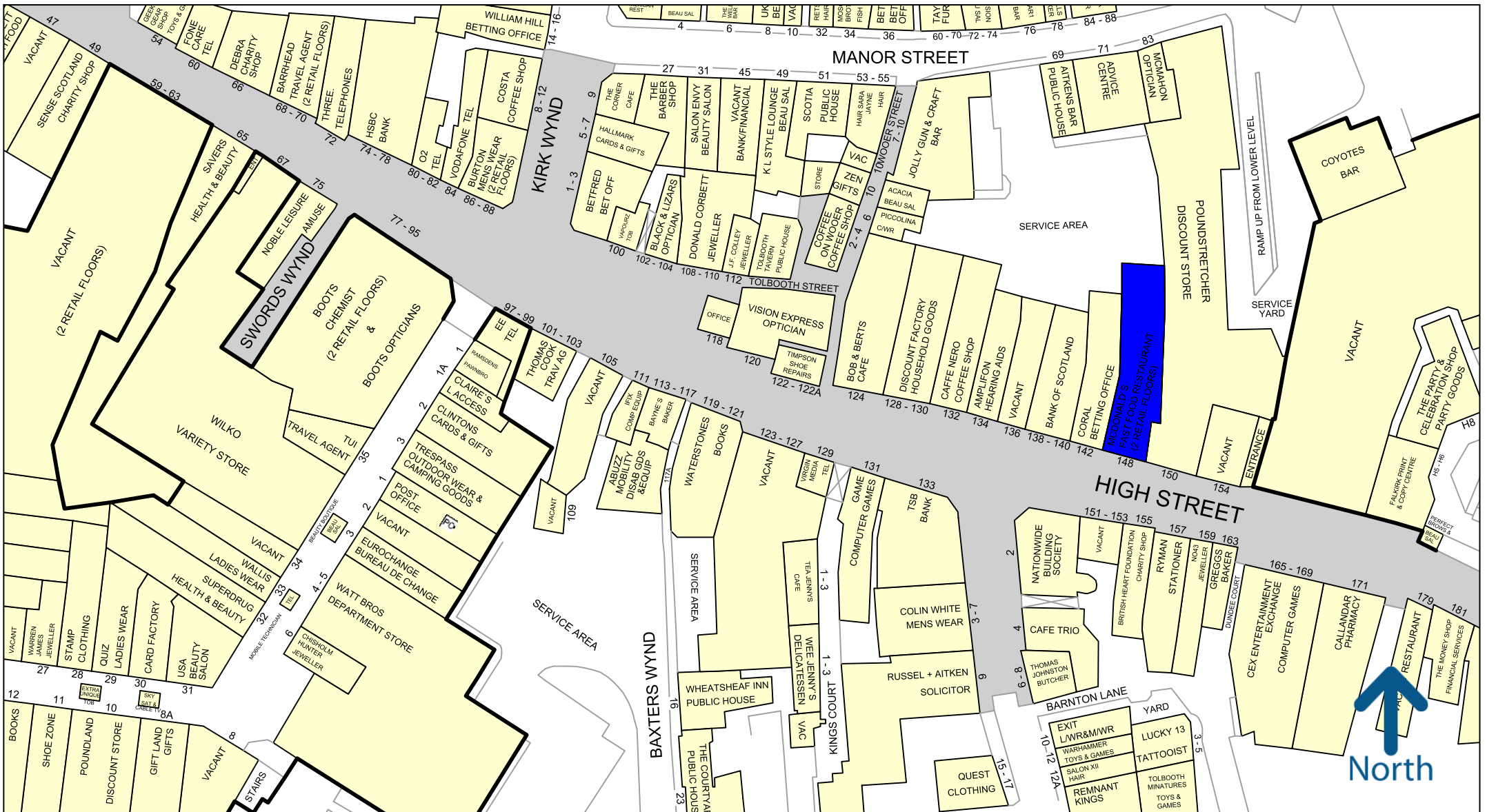
Viewings strictly by appointment with the sole agent:

### Michael Perkins

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