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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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London
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On the instructions of

