

Available Space

2,468 sq.ft

(229.3 sq.m)



///airbrush.chiefs.partner

49 King Street, Stenhousemuir
Stirlingshire, FK5 4HD

Local Occupiers Include



M

RETAIL UNIT TO LET



DESCRIPTION

This single story corner retail unit comprises of return frontages on the ground floor of a modern building of steel frame construction. Internally the unit is fitted/finished for its current use as a retail charity shop, however, could be suitable for alternative uses, subject to obtaining relevant consents.

ENERGY PERFORMANCE

Further information available upon request.

RENT

£27,500 pax.

RATEABLE VALUE

To be confirmed.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

RATES RELIEF/PAYABLE

Interested parties are advised to make their own enquiries with the local authority.



FLOOR PLAN 1:100

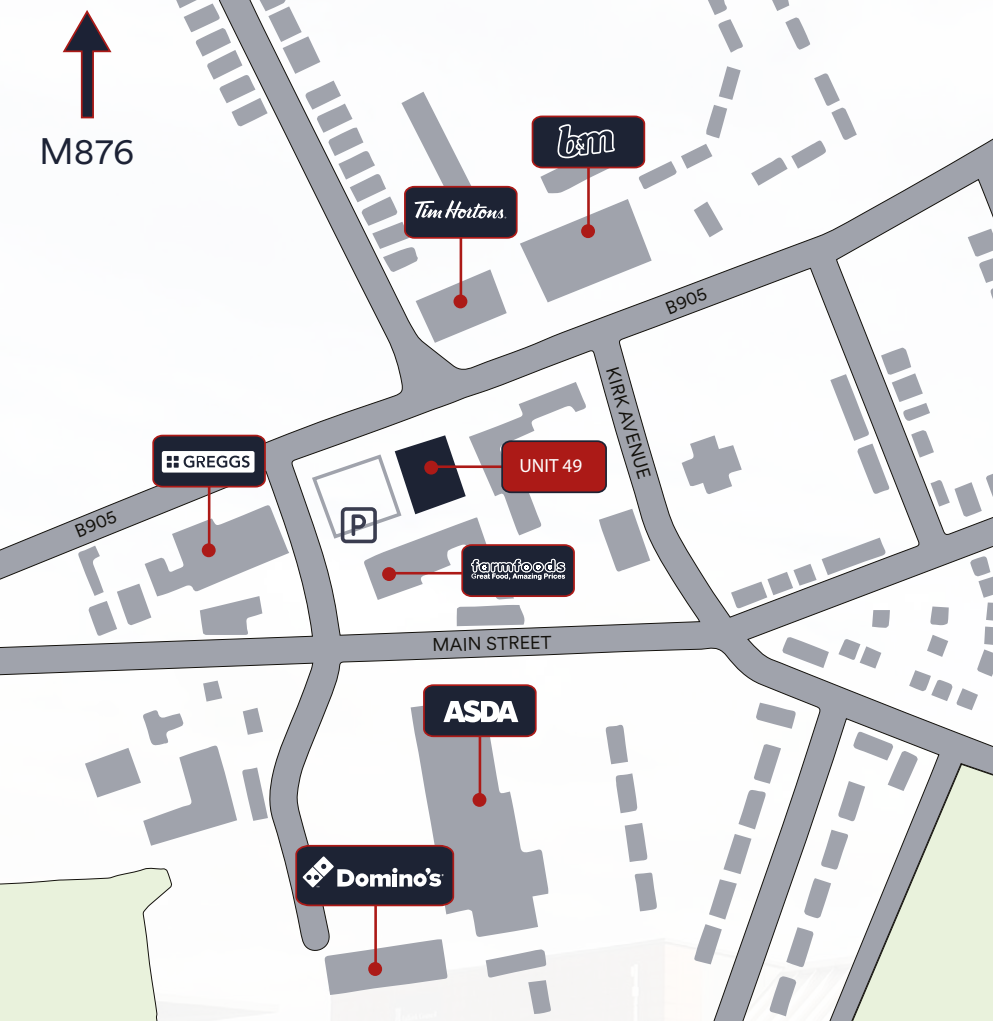


140k
Catchment



FREE
Parking

M876



LOCATION

Stenhousemuir is situated in the district of Falkirk, with a population of approximately 25,000 residents and a wider catchment in excess of 140,000.

The town is situated around 3 miles north of Falkirk between the neighbouring settlements of Larbert and Carronshore. Stirling is approximately 10 miles to the north, Glasgow 23 miles south-west and Edinburgh 34 miles south-east.

The subjects are situated on King Street, the primary retail location in Stenhousemuir. Recently the town centre has benefitted from significant redevelopment, which now provides new community facilities, including a Health Centre, Library and Community Hall, which are all within short walking distance from the subjects.

Other nearby occupiers include Stenhousemuir Active Health and Fitness, Asda, Farmfoods, B&M, Tim Hortons and Greggs.



 View on Google Maps

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**Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport, or walking to the centre.

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part of MCore



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