

FOR SALE / MAY LET



PROMINENT RETAIL UNIT

51 MAIN STREET • FORTH • ML11

DM HALL
CHARTERED SURVEYORS

- Prominent position within Forth Town Centre.
- Consent for subdivision and Café Use.
- Net Internal Area 116.03 sq.m (1,249 sq.ft).
- Offers Over £50,000 are invited.
- Rent upon application.

LOCATION

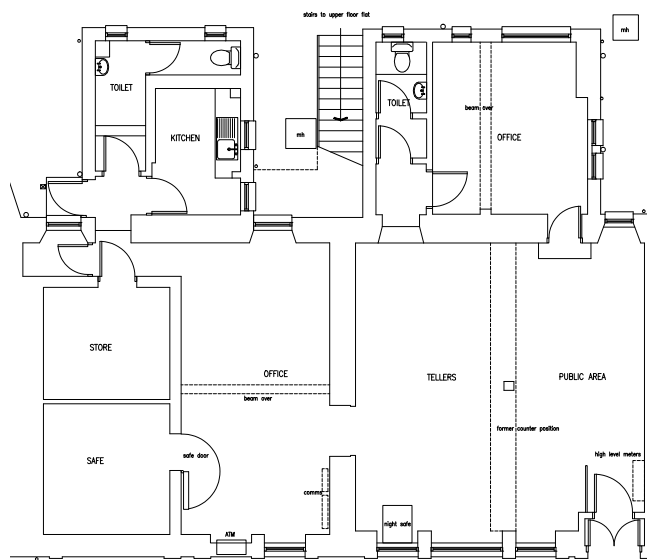
The subjects occupy a highly visible position on the west side of Main Street a short distance from the junction of Climpy Road and Manse Road. Main Street is the principal thoroughfare running through the village of Forth, with the surrounding area comprising a mix of residential and commercial occupiers.

Commercial occupiers within the vicinity are from a variety of sectors and include an Esso Petrol Filling Station, Co-op Food, McColl's, the Forth Inn Public House and a mix of local traders.

The historic village of Forth is located some 25 miles south east of Glasgow and 29 miles south west of Edinburgh. The village is well connected with Main Street forming part of the A706 which links with Lanark to the south and a number of West Lothian towns to the north.



FLOORPLAN



DESCRIPTION

51 Main Street is a former bank premises contained over the ground floor of a two storey stone built mid terraced block with on street parking located to front of the property.

The former bank is laid out to form a main sales area, private offices, strong room, staff accommodation and toilets.

Planning consent was granted in March 2022 for the subdivision of the former bank to form two retail units and with the benefit of for one unit to trade as a Café under reference P/21/0885. Details and plans are available upon request

ACCOMMODATION

According to our calculations the subject have a total net internal area of approximately 116.03 sq.m (1,249 sq.ft).

RATES

Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £5,200

The subjects benefit from 100% rates relief under the Small Business Bonus Scheme, subject to applicant status.

SALE/LEASE TERMS

Offers Over £50,000 are invited for our client's heritable interest.

Consideration will be given to tenants wishing to lease the full unit or part based on the recent planning consent. Rental information is available upon request. .

VAT

All prices quoted are exclusive of VAT, where applicable.

EPC

A copy of the Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

Jacqueline Towie

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DATE OF PUBLICATION

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REFERENCE

WSA2337



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