

# DM HALL

# For Sale / To Let

**Retail/Class 1A  
Premises**

**7 — 11 Main Street  
Bannockburn  
FK7 8LZ**



**146.60 SQM  
1,578 SQFT**

# Property Details

- Flexible retail/class 1a premises
- Busy town centre location
- Ground, first and attic floors
- Potential to sub-divide
- Possible development opportunity subject to statutory approvals

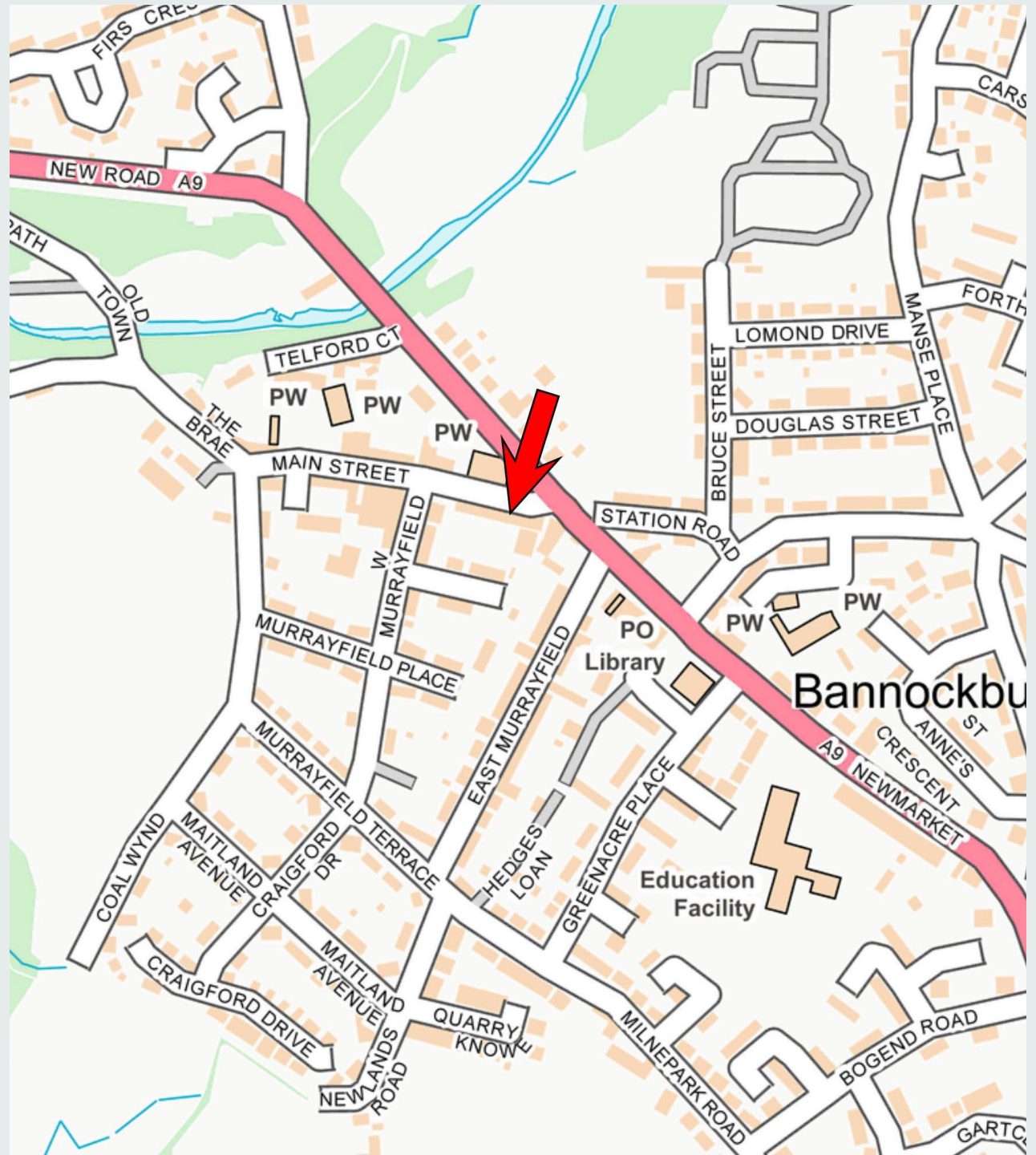
## LOCATION:

The subjects occupy a prominent town centre location on the southern side of Main Street, to the west of its junction with Quakerfield (A9), lying within the heart of Bannockburn.

Bannockburn itself comprises an established town within Stirlingshire lying on the southeastern outskirts of Stirling, astride the A9 and A872 road routes.

The town provides a variety of private and local authority housing together with appropriate local retail, educational and associated facilities, with more extensive provisions afforded within nearby Stirling which forms the main administrative centre for the surrounding district.

In terms of the subjects themselves the property occupies a prominent position in the heart of Bannockburn town centre with nearby occupiers including Bannockburn Dental Practice, All In One Takeaway and Hair Options.



# Property Details

## DESCRIPTION:

The subjects comprise two independent ground floor retail units together with two separate former first floor and attic flats, all of which are contained within a mid-terraced two storey and attic building. The property is constructed in a variety of stonework and rendered brick, under a pitched and slated roof which incorporates slate clad dormer windows.

The premises have been extended to the rear, the main projection being single storey in height and of concrete block construction, under a flat roof.

The two ground floor premises are separated by a common close which leads to an external stair which affords access to the upper floor sections.

In addition to the main building the subjects have the benefit of a series of external stores which are located to the rear.

Both of the ground floor retail sections have the benefit of appropriate trade frontages.

## ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

Unit	SQ M	SQ FT
7 Main Street (Ground floor)	17.02	185
9 Main Street (First & Attic)	44.68	481
9a Main Street (First & Attic)	44.68	481
11 Main Street (Ground floor)	40.07	431

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.



# Property Details

## NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value:

7 Main Street - £2,600  
9a Main Street - £1,200  
9B Main Street - £1,200  
11 Main Street - £5,200

## PRICE:

Offers of £150,00 are invited for the benefit of our client's absolute ownership.

## LEASE TERMS:

The subjects are offered on normal full repairing and insuring terms for a period to be negotiated incorporating rent reviews at appropriate intervals.

## RENTAL:

Offers of £15,000 per annum exclusive are sought.

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-

## ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



## Make an enquiry

Michael McIntyre

Juliet Robertson

Falkirkproperties@dmhall.co.uk

**DM Hall Commercial Department**  
**DM Hall, Unit 6a The Courtyard, Callendar**  
**Business Park, Falkirk, FK1 1XR**

**01324 628321**

**DM HALL**



Regulated by  
**RICS**