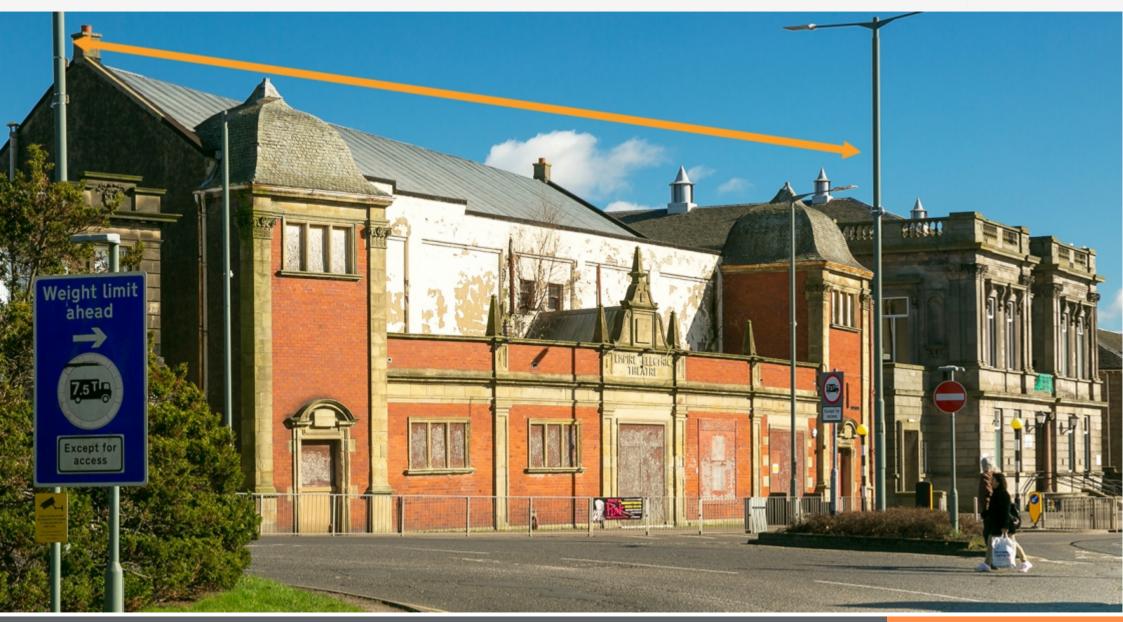
#### **Scotland FK3 8DG**

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)





**Landmark Development Opportunity** 

Location

#### **Scotland FK3 8DG**





#### **Property Information**

#### **Landmark Development Opportunity** • Landmark building in strategic town centre location • Former cinema and bingo hall • Site area approximately 0.37 acres (0.151 ha) • Listed building (category C) • Change of use and development opportunity (subject to necessary • Prominent frontage with main road town centre location • Low capital value on Guide Price Lot Auction 43 30th March 2023 **Vacant Possession Status** Available Sector

**Auction Venue** 

Live Streamed Auction

Location	
Miles	23 miles west of Edinburgh, 27 miles east of Glasgow
Roads	A904, M9 (J6)
Rail	Falkirk Grahamston, Falkirk High Train Station
Air	Edinburgh Airport
Situation	
_	th boasts excellent communication links being located on the M9 (J6) st of Edinburgh and 27 miles east of Glasgow.
	y is strategically located on station road in the town centre and backs a Superstore which has a large car park.
Tenure	
Heritable. (S	cottish equivalent of Freehold)
EPC	
See Legal F	'ack

	property comprises a large former cinema and bingo hall with a site area of a 0.37 acres (0.151 ha).
VAT	
VAT i	s not applicable to this lot.
Plan	ning
obtai:	property may lend itself to alternative uses and/or redevelopment, subject the ning all the necessary consents. All enquiries should be made with Falkirk (cil. (www.falkirk.gov.uk) (Phone: 01324 506070)
Com	pletion Period

DISCLAIMER

Development

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

## **Scotland FK3 8DG**

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)

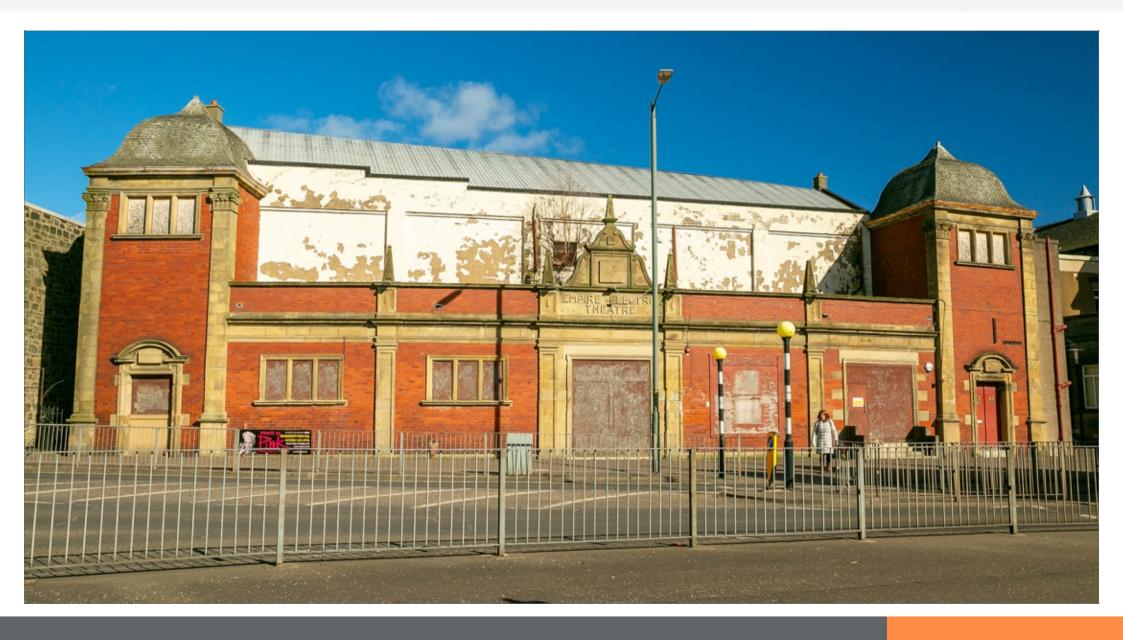




## **Scotland FK3 8DG**

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)





**Landmark Development Opportunity** 

## **Scotland FK3 8DG**

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)





**Landmark Development Opportunity** 

## **Scotland FK3 8DG**

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)





**Landmark Development Opportunity** 

#### **Scotland FK3 8DG**







**Landmark Development Opportunity** 

#### **Scotland FK3 8DG**





#### **Contacts**

Acuitus

Mhairi Archibald +44 (0)7718 899 341 Mhairi.archibald@acuitus.co.uk

David Margolis +44 (0)20 7034 4862 +44 (0)7930 484 440 david.margolis@acuitus.co.uk

#### Seller's Solicitors

Claphams Solicitors 1B Helena House Busby Road Clarkston Toll G76 7RA

Debra Clapham 0141 620 0800 lawagents@davidcclapham.co.uk

#### **Misrepresentation Act**

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited. September 2020

**Landmark Development Opportunity**