

Lot 44, 12 La Porte Precinct & store to rear of 16 La Porte Precinct, Grangemouth, Scotland FK3 8AS

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)



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Property Information

Heritable Retail Opportunity

- Vacant shop with separate vacant rear storage unit
- Circa 2,374 sq ft (total)
- Of interest to owner occupiers and investors
- VAT free property
- Located on town's main pedestrianised shopping street
- Nearby retailers include Asda Superstore, Iceland, B&M, Boots the Chemist, Card Factory, Greggs, Subway and Domino's

Lot

44

Auction

30th March 2023

Vacant Possession

Status

Available

Sector

High Street Retail

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

Grangemouth boasts excellent communication links being located on the M9 (J6), 23 miles west of Edinburgh and 27 miles east of Glasgow.

The property is situated on La Porte Precinct, Grangemouth's main pedestrianised retailing thoroughfare. Nearby retailers include Asda Superstore, Iceland, B&M, Boots the Chemist, Card Factory, Greggs, Subway and Domino's.

Tenure

Heritable. (Scottish equivalent of Freehold)

EPC

See Legal Pack

Description

The property comprises a large vacant shop arranged on the ground floor only, forming part of a larger building. The property benefits from a separate storage unit to the rear of 16 La Porte Precinct.

VAT

VAT is not applicable to this lot.

Completion Period

Six Week Completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant
Ground (12 La Porte Precinct) Rear Ground (16a La Porte Precinct)	Retail/Ancillary Store Room	166.59 54.00	(1,793) (581)	VACANT
Total		220.59	(2,374)	

(1) Areas provided by Scottish Assessors Association (www.saa.gov.uk)

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Contacts

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