



4 Pretoria Place, Brightons, Falkirk, FK2 0UF

- Excellent frontage onto busy street
- Available separately or as a whole
- Benefitting from excellent transport links
- Rental on Application
- Potential for sub-division



LOCATION

Brightons is located approximately four miles to the west of Falkirk, 17 miles to the south of Stirling and 33 miles to the north-east of Glasgow. The town has a resident population of approximately 4,000 persons and benefits from good transport links both in terms of the motorway network being only two miles from the subjects and railway line via Polmont Station being within walking distance of the town.

The premises are situated in a prominent location, with excellent frontage onto Pretoria Place, a busy main thoroughfare, leading through the town to neighbouring villages of similar sizes.

The Ordnance Survey extract, which is for identification purposes only, shows the location of the subjects.

DESCRIPTION

The subjects comprise prominent ground floor retail units forming part of a larger two-storey and building of construction contained under a pitched and slated roof.

Internally, the larger unit is laid out in line with its current use, as a grocer's with a sales area to the front with staff facilities and storage areas at the rear of the premises.

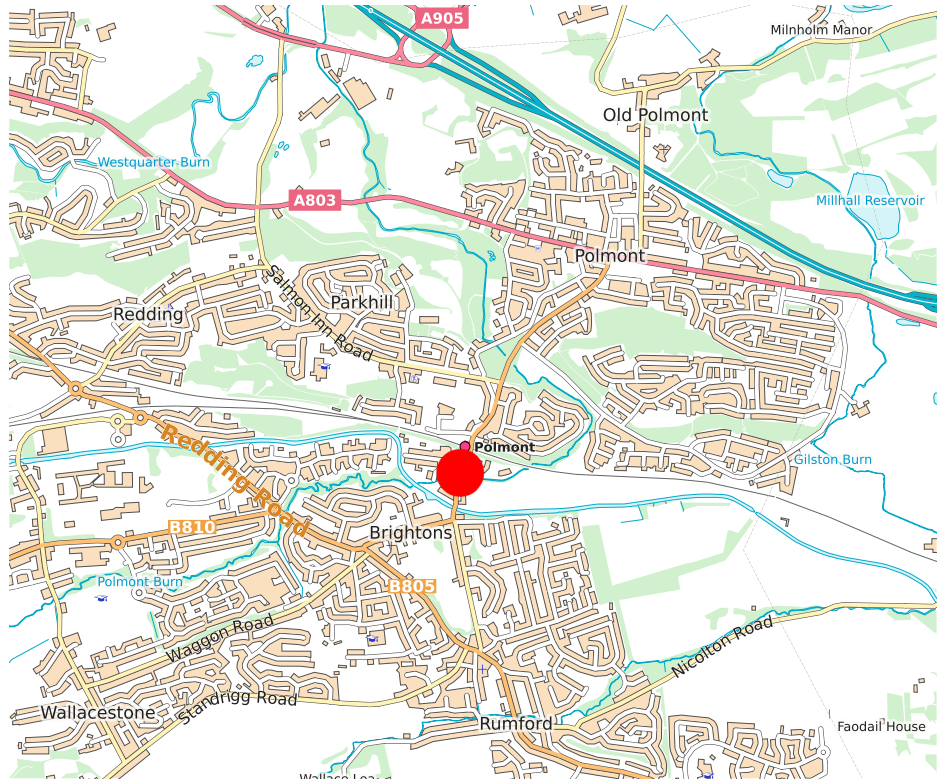
The smaller of the shops has a main sales area towards the entrance and further space toward the rear on an elevated level, there is also WC facilities at the rear.

The premises would be suitable for multiple commercial uses (subject to necessary consents).

ACCOMMODATION

We understand the premises extends to the following Net Internal Areas:

Property	SQ.M	SQ.FT
Larger Retail Premises	91.28	982
Smaller Retail Premises	38.15	410



LEASE TERMS

A new Full Repairing and Insuring Lease is being offered with flexible terms. Rental on Application.

RATEABLE VALUE

According to the Scottish Assessors Association website, the subjects are entered into the current Valuation Roll as follows:

Rateable Values: £9,700 and £4,550.

VAT

All rents, premiums and prices quoted are exclusive of VAT (if applicable).

ENERGY PERFORMANCE CERTIFICATE

An EPC has been undertaken and is available on request

VIEWING

Strictly through the sole agents.

To arrange a viewing please contact:



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Property Agent
07771 528 190
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