TO LET
RETAIL PREMISES
45 KING STREET, STENHOUSEMUIR, FK5 4HD

CANNING VALE PROPERTY

LOCATION

Stenhousemuir is located in Central Scotland within the district of Falkirk with a population of approximately 25,000 residents and a wider catchment in excess of 140,000 people.

Falkirk is situated approximately 2.5 miles to the south and Stirling approximately 10 miles to the north with Glasgow 23 miles to the south west.

The town centre has undergone considerable redevelopment in recent years with the modernisation of a new health centre, library and community hall.

The subjects are located within the main pedestrianised retail street with nearby occupiers including Greggs, Irene's Flowers, Tim Hortons, B&M, Asda, Dominos, Lloyds Pharmacy, Tan Express and Card Factory.

DESCRIPTION

The premises comprise a double windowed retail unit arranged over the ground floor only of a single storey parade building, under a flat roof with servicing and a car park to the rear.

ACCOMMODATION

The main dimensions and net internal area are as follows:

Gross frontage	16 ft 6 ins	5.03 m
Net frontage	14 ft 4 ins	4.36 m
Ground floor	1,156 sqft	107.39 sqm

RATING

We are verbally advised by the local Assessors department that the subjects are entered in the Valuation Roll as follows:

Rateable Value £7,400
Commercial Rate Poundage £0.481
(exclusive of water and sewerage rates)

Please note the rates payable may be subject to full relief from the small business rates scheme. Further details available upon request

RENT

Offers in excess of £16,000 per annum exclusive are invited.



LEASE TERMS

The premises are available on the basis of a new full repairing and insuring lease for a minimum term of 10 years subject to 5 yearly upward only rent reviews.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with this transaction with the ingoing tenant to be responsible for Land and Buildings Transaction Tax (LBTT) and registration fees.

ENTRY

By agreement and subject to vacant possession.

AML

As part of our statutory obligations in relation to Anti Money Laundering, Canning Vale will require to undertake due diligence on the ingoing Tenant and will seek identification information at the appropriate time.

ENERGY PERFORMANCE CERTIFICATE

Further details available upon request.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the retained letting agents.

Peter Hutton

07585509466

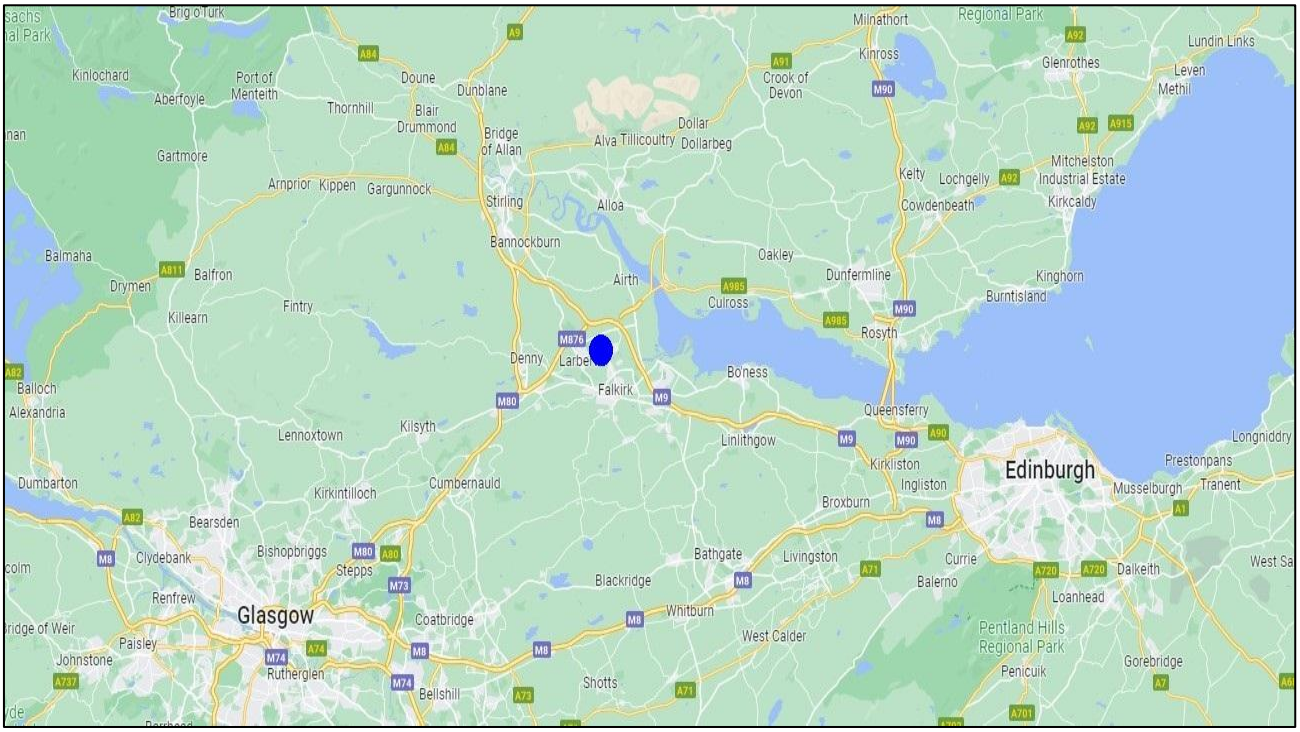
peter@canningvaleproperty.co.uk

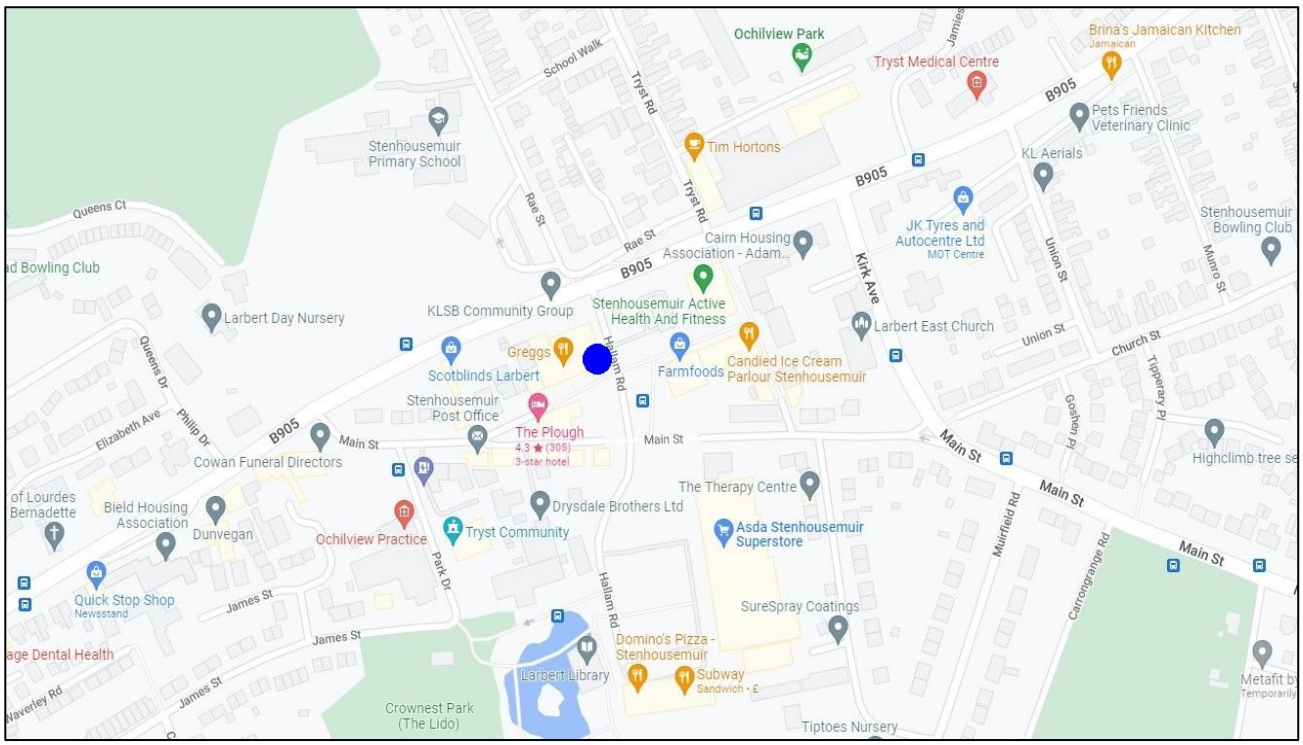
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DISCLAIMER

Canning Vale Property, as agent for the vendors or lessors of this property, gives notice that: (i) These particulars are set out as a general outline for guidance only, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact; (ii) All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness; (iii) No person acting on behalf of Canning Vale Property has any authority to make or give any representation or warranty whatsoever in relation to this property. Canning Vale Property accepts no responsibility for any statement made in these particulars; (iv) Any areas, measurements or distances given are approximate. Unless otherwise stated, all purchase prices, any rents or outgoings are correct at the date of publication, and unless otherwise stated, are quoted exclusive of VAT; (v) Images may be computer generated. Photographs show certain parts of this property as they appeared at the time they were taken; and (vi) Any descriptions given of this property cannot be taken to imply this property is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Intending purchasers or lessees are advised to carry out their own investigations. Publication Date: October 2026

RETAIL

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