FOR SALE

10 Bedroom Aparthotel | 30 Newmarket Street | Falkirk | FK1 1JQ

- OFFERS OVER £575,000
- PRIME TOWN CENTRE LOCATION
- GOOD LEVELS OF NEARBY PARKING
- 10 EN-SUITE ROOMS
- RECENTLY CONVERTED & REFURBISHED
- SECURE UNMANNED ENTRANCE

LOCATION

Falkirk is a large town in the Central Lowlands of Scotland, historically within the county of Stirlingshire. It lies in the Forth Valley, 23.3 miles north-west of Edinburgh and 20.5 miles northeast of Glasgow.

Falkirk has a resident population of 34,570 according to the 2008 census. The population of the town had risen over the past decade, making it the 20th most populous settlement in Scotland. Falkirk is the main town and administrative centre of the Falkirk council area, which has an overall population of 156,800 and in holds the nearby towns of Grangemouth, Bo'ness, Denny, Larbert and Stenhousemuir.

The subjects are located on the northern side of Newmarket Street between its junction with Vicar Street and Lint Riggs within Falkirk Town Centre.

PROPOSAL

Offers over £575,000 are invited for the heritable interest.

DESCRIPTION

The subjects comprise a substantial mid-terraced aparthotel which was converted approximately 8 years ago. The building is of traditional stone construction surmounted by a pitched and slated roof.

The property benefits from a private secure entrance at ground floor level.

Internally the subjects provide 10 ensuite bedrooms which each benefit from a kitchenette area.

The second floor provides a larger communal kitchen which can be utilised by all residents if required.

A laundry store and managers office are also provided.

THE BUSINESS

Our clients have traded the business since 2018. The business has grown progressively and is well supported by local and national businesses.

Seriously interested parties can request further accounting information.

The property is currently managed remotely by our clients with self check in being offered. The cleaning and laundry is currently out-sourced.

PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Falkirk Council Planning Department.

RATING

Rateable value £14,100

EPC

D.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.

DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (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 at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published May 2026.

FALCONER

PROPERTY CONSULTANTS

VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

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