

**FOR SALE
REDEVELOPMENT OPPORTUNITY
OFFERS INVITED**



LOCATION

The Property is located in Larbert, approximately 2.5 miles northwest of the market town of Falkirk.

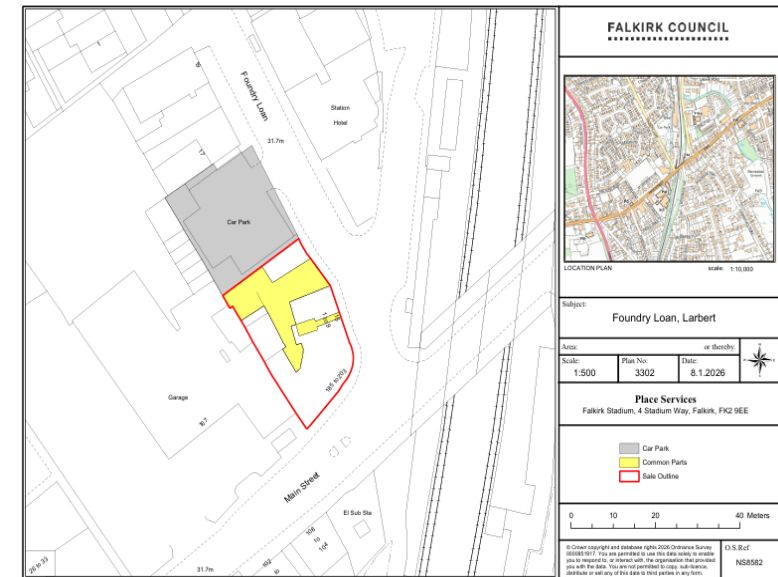
Falkirk lies halfway between the cities of Glasgow, 23.6 miles to the southwest and Edinburgh 25.8 Miles to the east. The town has a population of over 34,600 and the Falkirk Council area has a population of 158,000.

The property is in a prominent position at the junction of Main Street and Foundry Loan within Larbert opposite Larbert railway station with services to Edinburgh, Glasgow, Stirling and beyond.

Larbert offers a wide range of uses, generally retail and other commercial uses, and offers extensive facilities. The immediate area is of mixed use.

The following plan shows the extent of the subjects being offered for sale outlined in red. It should be noted that there are, within this red line parts that are not owned by Falkirk Council. The main parts that are not owned by Falkirk Council are all but one of the commercial units, Flat 9 on the second floor and Flat 189 on the first floor (Specifically indicated outlined in yellow). There are also common parts shared between owners.

The plan below and photo above are indicative and it is the relevant titles that will reflect the true extent of Falkirk Councils interest that is being offered within the red line. A scale copy of the plan is available on request.



DESCRIPTION

The subjects being offered comprise six flats, a commercial unit and Falkirk Councils interest in the common parts within a generally three storey building. All are vacant.

The ground floor building is made up of commercial units and the first and second floors are residential flats.

All the flats will require a comprehensive refurbishment to put them into a condition suitable for occupation.

Potential purchasers should also be aware that there is likely to be significant costs and repairs arising in relation to the common parts of the building in the future.

Purchasers should take professional advice and satisfy themselves as to the condition and associated future costs prior to offering.

Internally the flats comprise suspended timber flooring and plasterboard lined stud partitions. Heating and hot water are provided vis gas fired boilers. Each unit is fitted with floor and wall mounted kitchen units along with sanitary ware comprising a WC wash hand basin and bath.

Floor Areas;

Flat 187 Main St	52 sq.m approx
Flat 191 Main St	48 sq.m approx
Flat 193 Main St	42 sq.m approx
Flat 3 Foundry Loan	41 sq.m approx
Flat 5 Foundry Loan	61 sq.m approx
Flat 7 Foundry Loan	38 sq.m approx
Class 1a Unit 203 Main Street	106 sq. m (NIA) approx plus basement

Accommodation

Flat 187 Main Street: First Floor - Entrance Hall, Living Room, Kitchen, Bedroom and Bathroom.

Flat 191 Main Street: Second Floor - Entrance Hall, Living Room, Kitchen, Bedroom and Bathroom.

Flat 193 Main Street: Second Floor - Entrance Hall, Living Room with Bedroom off, Kitchen and Bathroom.

Flat 3 Foundry Loan: First Floor - Entrance Hall, Living Room, Kitchen, Bedroom and Bathroom.

Flat 5 Foundry Loan : First Floor - Entrance Hall, Living Room, Kitchen, Bedroom and Bathroom.

Flat 7 Foundry Loan: Second Floor: Entrance Hall, Living Room with Bedroom off, Kitchen and Bathroom.

Commercial Unit 203 Main Street: The unit features large display windows and double access doors.

Internally the property is fitted to the former tenants' specifications. It was previously an estate agents. It comprises suspended timber floors with carpet coverings, plaster and painted walls and ceiling, ceiling mounted fluorescent lighting and electric heating. There is a tea preparation and w/c facilities.

Please note that the contents of the commercial unit will be removed prior to completion of the sale.



SERVICES

Mains water; sewerage, electricity and gas are available. Interested parties should contact service providers to satisfy themselves as to the adequacy of services to the property.

Council Tax Bands and Rateable Value

Flats 187 and 191 are Council Tax Band B, the remaining flats are Band A.

The commercial unit has a rateable value of £10,500 (April 2026) Scottish Assessors Association.

PLANNING

Potential bidders for the property can make their own enquiries of the Falkirk Council Planning Department email: dc@falkirk.gov.uk

PRICE

Offers are invited.

VIEWING

Meet at ground floor commercial unit.

Please contact Keith Raffan, ideally by email (keithraffan@falkirk.gov.uk).



OFFERS

Formal offers to purchase the heritable interest from Falkirk Council must be in Scottish Legal Form.

The purchaser accepts the subjects in their existing condition. Offers to purchase based on a formulaic basis will not be considered for the property.

Please note that the purchaser will be responsible for paying Falkirk Councils reasonable legal fees and costs in relation to this transaction plus a fee of £300 for the preparation of the title deed plan.

The ADDRESS LABEL must be affixed to the offer envelope (if no address label enclosed, please contact us and we will supply same) and offers must be received prior to the closing date of: **Noon Thursday 30th July 2026.**

FREEDOM OF INFORMATION: Prospective purchasers should note that under the Freedom of Information (Scotland) Act 2002, the Council may, in certain circumstances, require to provide copies of offers received to any FOI enquirer.

Offers should be submitted, using the ADDRESS LABEL to:-

**Team 4
Customer & Business Support
Falkirk Council
Suite 1B
Falkirk Stadium
4 Stadium Way
FK2 9EE**

Note – Please note the identity of the successful offeror and associated price may be made public knowledge as part of the formal reporting process to Falkirk Council committees.

IMPORTANT NOTICE, Falkirk Council gives notice that:-

- i) These property particulars are set out as a general outline only for the guidance of the intended purchaser and do not constitute part of any offer of contract.
- ii) The facts and information contained within these particulars have been checked and unless otherwise stated are understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.
When we are advised of any significant change we will inform all enquirers at the earliest opportunity.
- iii) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given without responsibility. Any intending purchasers should satisfy themselves by inspection or otherwise as to the correctness/availability of each of them.
- iv) No person in the employment of Falkirk Council has authority to make or give any representation or warranty whatsoever in relation to this property.
- v) Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Prospective purchasers must satisfy themselves independently as to the incidence of VAT in respect of any transaction.
- vi) Any plant, machinery, equipment, services, fittings and fixtures referred to in these particulars which were present at the time of our inspection, have not been tested and therefore absolutely no warranty is given as to their condition or operation.
- vii) Falkirk Council is not bound to accept the highest nor any offer Where committee approval is sought the name of the buyer will usually become public knowledge