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PROPERTY CONSULTANTS

31 BANK STREET, FALKIRK FK1 1NB

FOR SALE

- RETAIL UNIT / DEVELOPMENT OPPORTUNITY
- OFFERS OVER £50,000
- 728 FT²
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- PROMINENT LOCATION

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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 southern side of Bank Street at its junction with Park Street and Manor Street.

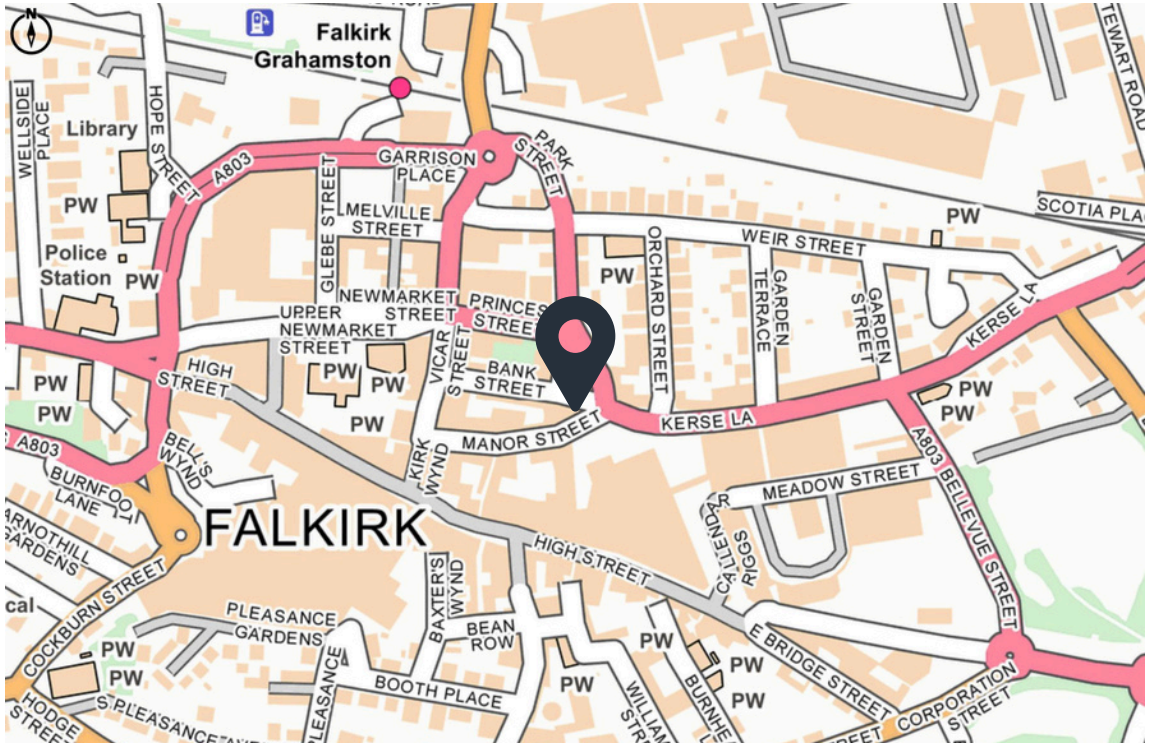
DESCRIPTION

The subjects comprise a end-terraced two and a half storey building of traditional stone construction surmounted by a pitched and slated roof.

Internally the property was most recently utilised as a retail unit but may well be suited for alternative development subject to planning permission. The accommodation provides a small retail area at ground floor with w.c. Further storage is provided on the first and attic floor.

PROPOSAL

Offers over £50,000 are invited for the heritable interest.



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FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate net internal area (NIA):

Ground Floor: 23.3m²/251ft²
First Floor: 26.6m²/286ft²
Attic Floor: 17.7m²/191ft²
TOTAL: 67.6m²/728ft²

PLANNING

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

RATING

Rateable value £3,150.

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

N/A.

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 August 2026.

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VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

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