TO LET

RETAIL UNIT

NIA: 31.20 SQM (336 SQFT)

May Qualify For 100% Rates Relief Through The SBBS

Available For A Variety Of Uses (Subject To Planning)

Recently Refurbished

Rent: £600 pcm

CLICK HERE FOR VIDEO TOUR!



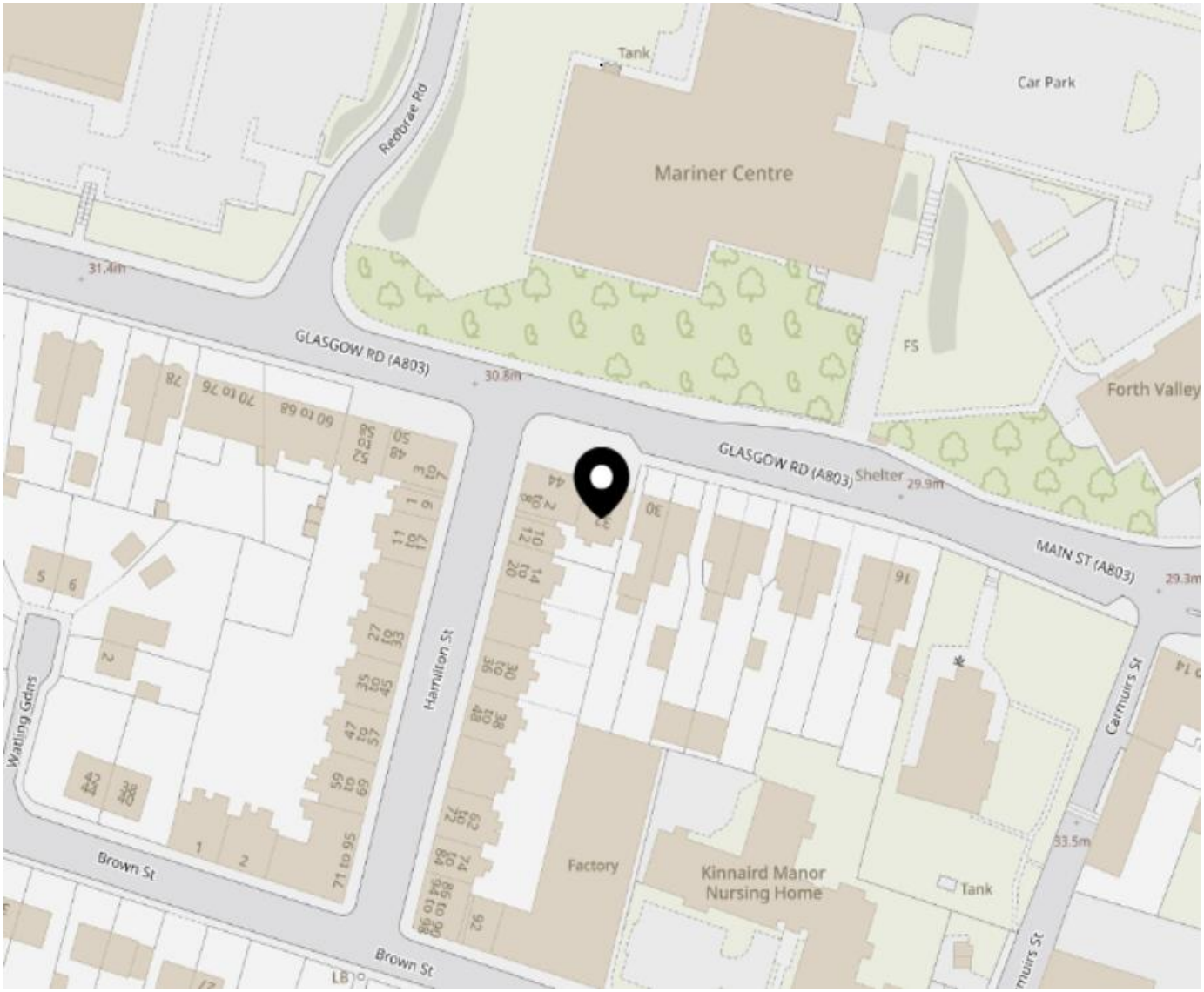
42 GLASGOW ROAD, CAMELON, FALKIRK, FK1 4HJ

Contact: Alasdair McConnell MA (Hons) MRICS A.McConnell@Shepherd.co.uk 01786 450438 – 07393 803 404
Eve Wallace BSc (Hons) E.Wallace@Shepherd.co.uk 01786 450438 – 07743 938 319
www.shepherd.co.uk

SHEPHERD COMMERCIAL

Location

**42 GLASGOW ROAD,
CAMELON, FALKIRK, FK1 4HJ**



LOCATION

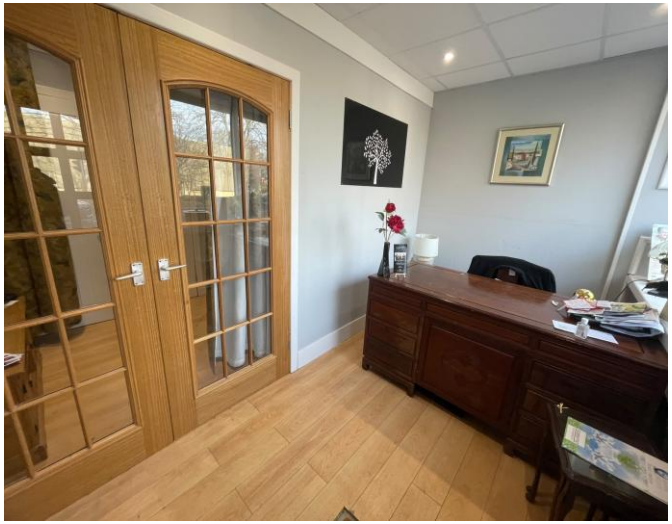
Camelon is a village within the Falkirk Council area which is located in Scotland's Central Belt. It lies approximately 20 miles northeast of Glasgow, 27 miles west of Edinburgh, and 10 miles south of Stirling. The location benefits from well-situated road transport links, with access to both the M80 and M90 situated within 5 miles.

Falkirk, has a resident population of just under 40,000 and is the administrative centre for the Falkirk council area. Camelon is situated approximately 1.5 miles west of the town centre, and the subject property occupies a prominent position on Glasgow Road.

Glasgow Road forms part of the primary route connecting Falkirk to the M80, carrying high volumes of vehicular traffic. The subject property is situated in very close proximity to the main entrance of Camelon Retail Park, which is occupied by national retailers such as Tesco, Aldi, and Home Bargains. More specifically, the property forms part of a small parade comprising a mix of residential and local commercial occupants.

CLICK HERE FOR LOCATION!

Description









DESCRIPTION

The subject comprise a ground floor, Class 1A unit which forms part of a larger two storey building of traditional stone construction.

Internally, the accommodation comprises a front reception area, with further sales area, stock room and WC to the rear.

The walls are plasterboard with painted finish and have been used to section the property. Internally there is solid flooring throughout that is finished with timber panels.

The reception area benefits from an abundance of natural light due to the properties excellent glazed frontage. There is a suspended acoustic tile ceiling throughout the property that is fitted with LED lighting to further illuminate the space.

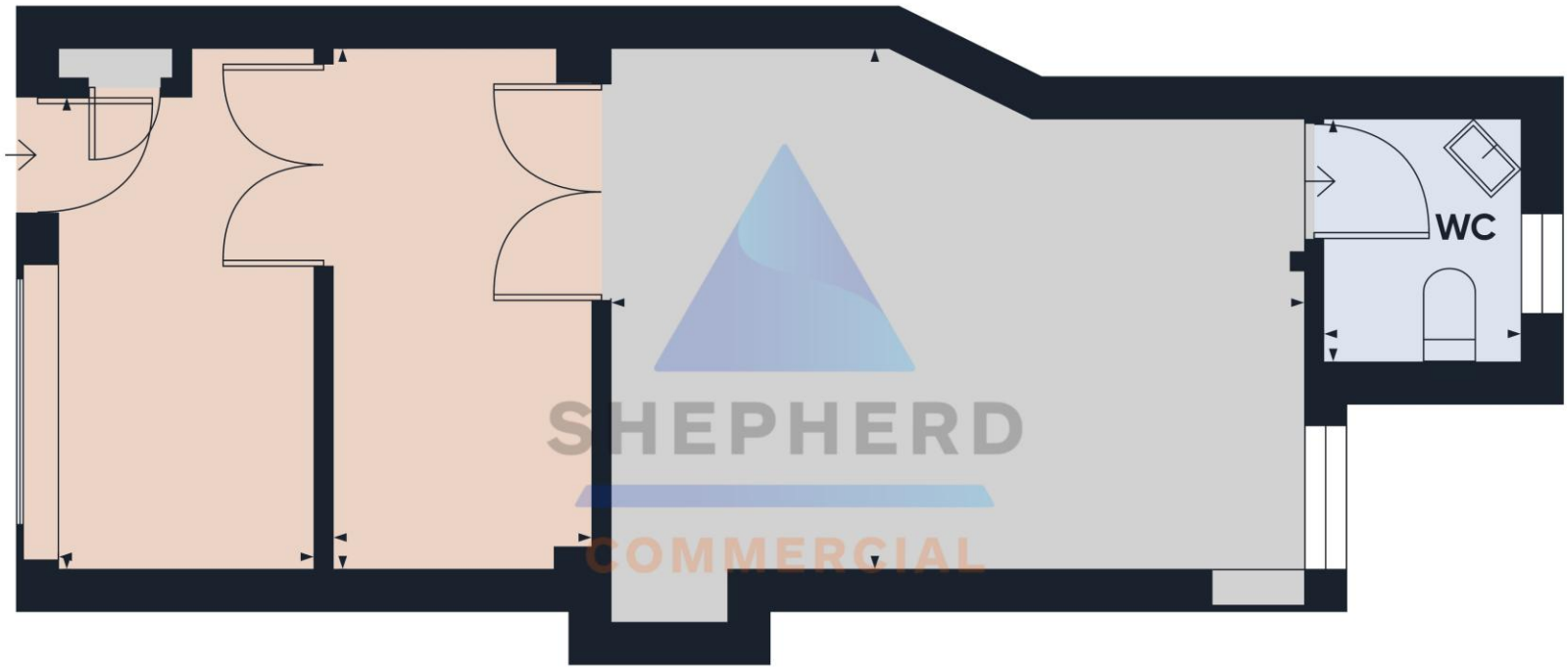
ACCOMODATION

	SqM	SqFt
Ground Floor	31.20	336
TOTAL	31.20	336

The below floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Ground Floor Plan

42 GLASGOW ROAD,
CAMELON, FALKIRK, FK1 4HJ



The Details

42 GLASGOW ROAD, CAMELON, FALKIRK, FK1 4HJ

RENTAL

Our client is seeking rental offers of £7,000 per annum exclusive. Flexible lease terms and tenant incentives are available.

PLANNING

We understand that the property has Class 1A Planning Consent, all in Terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance rating E; an energy performance certificate is available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £7,300.

As such, incoming occupiers may benefit from 100% rates relief via the Small Business Bonus Scheme.

The rate poundage for 2026/2027 is 48.1p to the pound.



Get in Touch

For further information or viewing arrangements please contact the sole agents:

Alasdair McConnell
A.McConnell@shepherd.co.uk

Eve Wallace
E.Wallace@shepherd.co.uk

Shepherd Chartered Surveyors
11 Gladstone Place, Stirling, FK8 2NN
T: 01786 450 438

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

shepherd.co.uk

J & E Shepherd 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 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 but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd 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. Novmber 2026

SHEPHERD COMMERCIAL