



**TO LET**

**ASDA**

**SUBWAY /  
CLYDESDALE BANK /  
LLOYDS PHARMACY**

**FARMFOODS**

**FALKIRK COUNCIL  
(COMMUNITY GYM)**

**GREGGS  
CORAL BETTING**



**398 MAIN STREET, STENHOUSEMUIR, FK5 3JR**

**TO LET / MAY SELL**

**PROMINENT CLASS 1 & 2 BUILDING – TOTAL NIA OF 302.92 SQ M (3,260 SQ FT)  
WITH 12 DEDICATED CAR PARKING SPACES**

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## Opportunity

- Prominent Class 1 & 2 premises available for immediate occupation
- Located in Stenhousemuir town centre by entrance to 40,000 sq ft Asda Superstore development
- Internally provides a mixture of open-plan and cellular accommodation with the ability to be made open-plan
- 12 x private / dedicated car parking spaces provided
- Well suited for dental / medical practice, office use, funeral directors
- May be suitable for alternative uses including restaurant, nursery, gym (subject to planning)
- Eligible for 25% rates relief under the Small Business Bonus Scheme



## Location

The subjects are located in the town of Stenhousemuir within the Falkirk local authority region with a population of approximately 25,000 persons and a catchment population of approximately 140,000 persons. The town is located approximately 2.5 miles south of Falkirk, approximately ten miles south of Stirling, and 23 miles south-west of Glasgow via the M80.

More specifically the subject property is situated on the south side of Main Street within the heart of Stenhousemuir town centre and immediately next a 40,000 sq ft ASDA Superstore where neighbouring occupiers include Farmfoods, Subway, Ladbrokes, Greggs, Coral, Larbert Library, Stenhousemuir Active Health & Fitness and Clydesdale Bank.

Excellent access to transport links are provided with numerous bus services operating on Hallam Road and Larbert Railway Station is a 12-minute walk to the west.

## Description

The subjects comprise a prominent detached office building arranged over two floors.

The ground floor provides a large reception area together with WC facilities and generous partitioned offices. The first floor provides further office space, staff break-out area, kitchen and WC facilities. Please note that the subjects can be reconfigured with relative ease to suit a prospective occupiers' requirements.

Mains supplies to gas, electricity and water are provided.

12 x private / dedicated parking spaces are provided.



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## Accommodation – NIA

	sq m	sq ft
Ground floor	211.23	2,274
First floor	91.69	987
<b>Total</b>	<b>302.92</b>	<b>3,261</b>

## Planning

The subjects currently benefit from Class 1 & 2 consent, however, may be suitable for alternative uses including Class 3 & Class 11.

All planning queries should be made directly to Falkirk Council on Tel. +44 (0)1324 506070.

## Asking terms

The subjects are available on the basis of a new FRI lease at a rental of £24,000 per annum.

Offers are invited for our client's heritable interest.

## Rateable value

The subjects are entered in the Valuation Roll with a Rateable Value of £16,600.

Subject to fulfilling the set criteria, some occupiers may be eligible for 25% rates relief under the Small Business Bonus Scheme.

## VAT

no VAT payable on the rent/purchase price.

## EPC

Available upon request.

## Viewing & further information

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## Contacts

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