

TO LET

Retail Premises

*** ON THE INSTRUCTIONS OF ASDA ***

15 Hallam Road
Stenhousemuir
FK5 3BF

www.asda.live.jll.com



LOCATION

Stenhousemuir is situated in Central Scotland within the district of Falkirk, with a population of approximately 25,000 residents and a wider catchment in excess of 140,000. Falkirk is situated approximately 2.5 miles to the south, Stirling approximately 10 miles to the north and Glasgow some 23 miles south-west via the M80.

The town centre has undergone considerable redevelopment in recent years and now provides community facilities including a new Health Centre, library and community hall. The unit is at the heart of the town centre, adjacent to a 40,000 sq ft Asda superstore and also the main public car park serving the town.

Other nearby occupiers include Farmfoods, Greggs, Subway, Lloyds Pharmacy, Ladbrokes, Domino's Pizza and Virgin Money.

DESCRIPTION

The subject property sits directly adjacent to the Asda Superstore and is contained all on ground floor extending the following approximate area:

Internal Width	24m	78.74ft
Ground	867 sq m	9,334 sq ft

TENURE

The subjects are available on a new full repairing and insuring lease for a term to be agreed, subject to five-yearly upward only rent reviews.

RENTAL

Upon request from the joint agents.

RATES

Rateable Value: £74,000 pa
Rates Payable: £37,222 pa

Syme
PROPERTY CONSULTANCY
0141 285 7945
www.symeproperty.co.uk

**LAMBERT
INNES**
PROPERTY CONSULTANTS
0141 248 5878
www.lambertinnes.co.uk



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ENERGY PERFORMANCE CERTIFICATE

Available upon application.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the joint letting agents:

PLANNING

We understand the property benefits from Class 1 (Retail) consent. Interested parties should make their own enquiries in this regard.

Donald M Syme

Syme Property Consultancy

T: 0141 285 7943

E: donald@symeproperty.co.uk



LEGAL EXPENSES

Each party will bear their own legal expenses incurred in connection with this transaction.

Stephen Innes

Lambert Innes

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VAT

All prices are quoted exclusive of VAT.

Details of opportunities available in other Asda stores can be found at: www.symeproperty.co.uk or www.lambertinnes.co.uk

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