



**FALCONER**  
PROPERTY CONSULTANTS

# FOR SALE

1 - 5 Penders Lane, Falkirk,  
FK1 5RR

## DEVELOPMENT OPPORTUNITY

- OFFERS OVER £55,000 ARE SOUGHT
- 1,202 SQFT
- RE-DEVELOPMENT OPPORTUNITY
- TWO BEDROOM FLAT ON FIRST FLOOR
- FORMER OFFICE AT GROUND FLOOR
- INCLUDES TWO GARAGES AND DRIVEWAY
- CENTRAL LOCATION



## 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 (37.5 km) north-west of Edinburgh and 20.5 miles (33.0 km) north-east 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 inholds the nearby towns of Grangemouth, Bo'ness, Denny, Larbert and Stenhousemuir.

The subjects are located on the western side of Penders Lane which is a dead end lane accessed off West Bridge Street.



## DESCRIPTION

The subjects comprise a semi detached 2 storey building providing a former commercial office at ground floor and separate 2 bedroom flat over the first floor. The building is of stone construction surmounted by a pitched and slated roof. The ground floor benefits from a front and rear access door whilst the first floor is access via an external rear staircase. The property also benefits from two lock up garages and driveway.

Internally the property provides the following accommodation:

### Ground Floor (5 Penders Lane):

Provides 2 office rooms, larger open plan office/reception and w.c. The property has been vacant for a considerable time and is in a state of disrepair.

### First Floor (3 Penders Lane):

Provides 2 bedrooms, kitchen, open plan lounge/living room and bathroom. The property is in a poor state of repair and is uninhabitable. Extensive work is required prior to being suitable for occupation.

## 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 gross internal area (GIA):

Ground Floor (Office): 55.8m<sup>2</sup>/601ft<sup>2</sup>

First Floor: 55.8m<sup>2</sup>/601ft<sup>2</sup>

Total: 111.6m<sup>2</sup>/1,202ft<sup>2</sup>

## PROPOSAL

Offers over £55,000 are invited for the Heritable (Scottish equivalent of Freehold) interest.

## VAT

All prices, premiums and rents quoted are exclusive of VAT.

## EPC

N/A

## 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 the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

## PLANNING

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

## RATING

Please contact local rating office.



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## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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