



**FALCONER**  
PROPERTY CONSULTANTS

## FOR SALE / TO LET

10 Main Street,  
Cambusbarron, FK7 9NW

### RETAIL UNIT

- GOOD LEVELS OF PASSING TRADE
- RENT FROM OFFERS OVER £15,000P.A.
- PURCHASE FOR OFFERS OVER £150,000
- LARGE FRONTAGE
- 1,436 SQ FT
- PROMINENT RETAIL PITCH
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- CLASS 3 USE MAY BE CONSIDERED



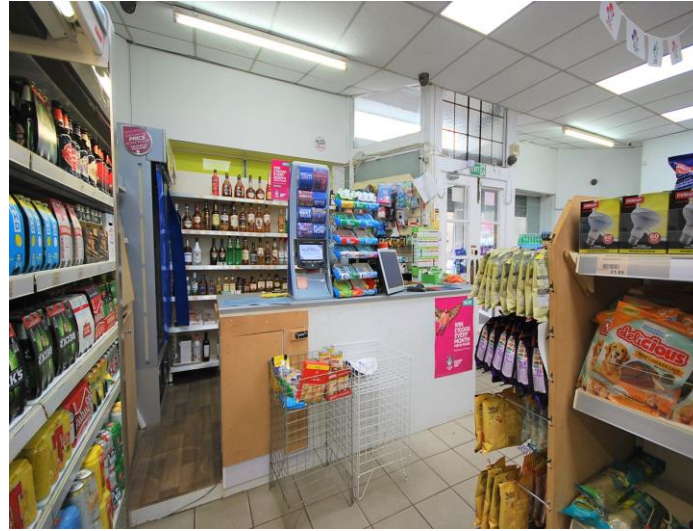


## LOCATION

Cambusbarron is a village in close proximity to Stirling. Stirling is widely regarded as one of Scotland's busiest and most popular tourist and business locations and benefits from a superb location, allowing easy access by road and rail to all other major business centres throughout the country.

The city lies approximately 26 miles northeast of Glasgow and around 38 miles northwest of Edinburgh and provides access to 75% of Scotland's population within a 48 mile radius.

The subjects are located on the Northern side of Main Street between its junctions with Mill Hill and Birkhill Road.



## DESCRIPTION

The subjects comprise a mid terraced single storey retail unit contained within a building of stone construction surmounted by a pitched and slated roof. The shop benefits from a dual glazed frontage with central entrance door.

Internally, the subjects provide an open plan retail area, large rear store and w.c.

The shop most recently traded as a convenience store and as such is suitable for all Class 1 retail uses. Our client will consider applying for Class 3 (or other uses) at the request of a prospective tenant.

## PROPOSAL

Offers over £150,000 are invited for the Heritable (Scottish equivalent of Freehold) interest.

Offers over £15,000 per annum are invited for a new FRI lease

## PLANNING

We understand that the subjects benefit from appropriate consent for their current use as a retail unit.

All queries in relation to planning should be addressed to Stirling Council Planning Department.

## FLOOR AREAS

From sizes taken during our inspection we calculate the Gross Internal Area measured in accordance with the RICS Property Measurement Professional Statement (Second Edition, 2018) to extend to:

133.4m<sup>2</sup>/1,436ft<sup>2</sup>

## EPC

G.

## RATING

£10,400

## 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

VAT will be payable where applicable.



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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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PERTH 01738 230 200

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