



ABBOTSHAUGH SAWMILL, ABBOTS ROAD, FALKIRK, FK2 7XU

FOR SALE on the instructions of Tony Friar and Blair Nimmo, Joint Administrators of James Callander & Son Limited
A rare opportunity to purchase large, self-contained industrial premises



GERALDEVE

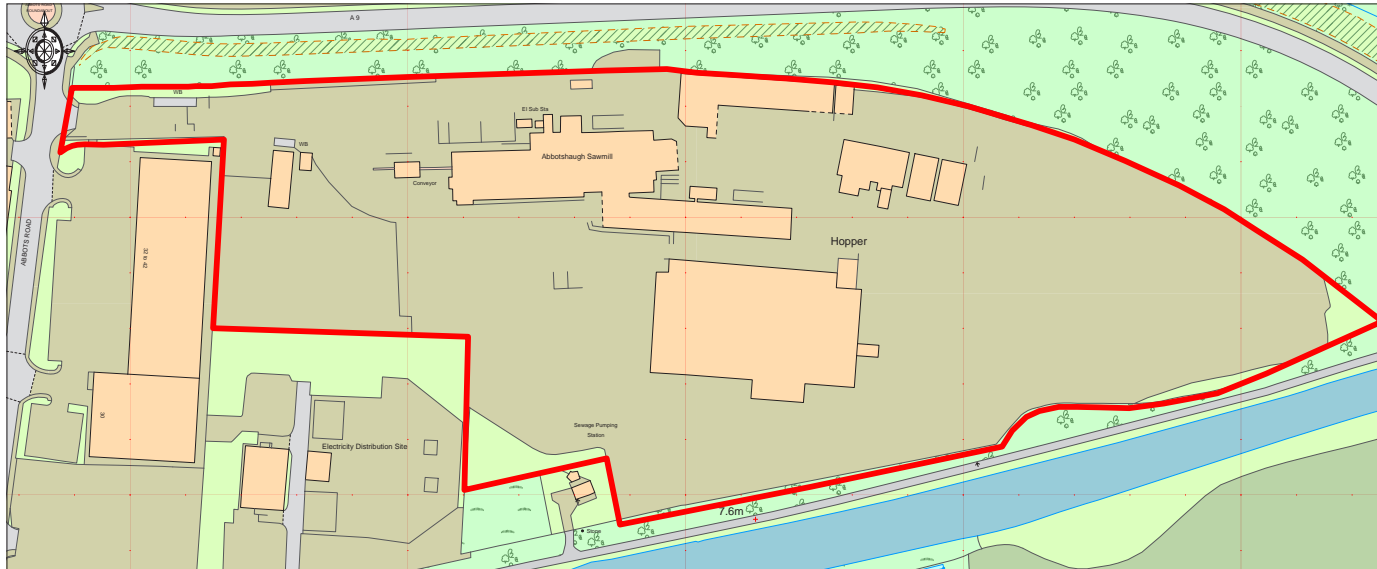
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Location

The premises are located at the eastern end of Bankside Industrial Estate approximately 1 mile north east of Falkirk town centre. Access is gained via Abbots Road, just off the A9 Falkirk bypass and the site benefits from close proximity to Junction 6 of the M9 motorway. It is also a short distance from the Port of Grangemouth which is one of Scotland's busiest ports and the largest container port in the region.

Description

The subjects comprise a large secure site with various buildings/structures which has until recently been utilised as a sawmill production and storage facility. It has one vehicular access point from Abbots Road.

The various buildings and structures on-site provide a total gross Internal Area of approximately 6,615.48 sq m (71,209 sq ft). The total site is estimated to extend to approximately 4.47 hectares (11.07 acres).

The plan above shows the outline of the approximate extent of land ownership outlined in red.

Business Rates

The subjects are currently entered in the Valuation Roll with effect from 1 April 2017 at NAV / RV £168,000. We understand an appeal has been submitted but yet to be settled.

Energy Performance

Copies of the EPC and Section 63 reports are available on request.

Planning

The heritable interest for the premises is offered for sale with vacant possession. Offers are invited with the preference for unconditional bids. Interested parties are advised to note interest as there may be a closing date set for submission of offers in due course.

Further information

Further information through the sole agents, Gerald Eve LLP.

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