



Class 3 Hot Food Take Away

117 Main Street, Bainsford, Falkirk

Location

Bainsford is a suburb of Falkirk, situated around 1 mile to the north of the Town Centre, positioned between the River Carron and the Forth & Clyde Canal, to the north and south respectively.

The premises are situated in a prominent location on the corner of Main Street and Mungalhead Road, with excellent frontage onto the B902, which forms a busy main thoroughfare, leading to and from Falkirk Town Centre.

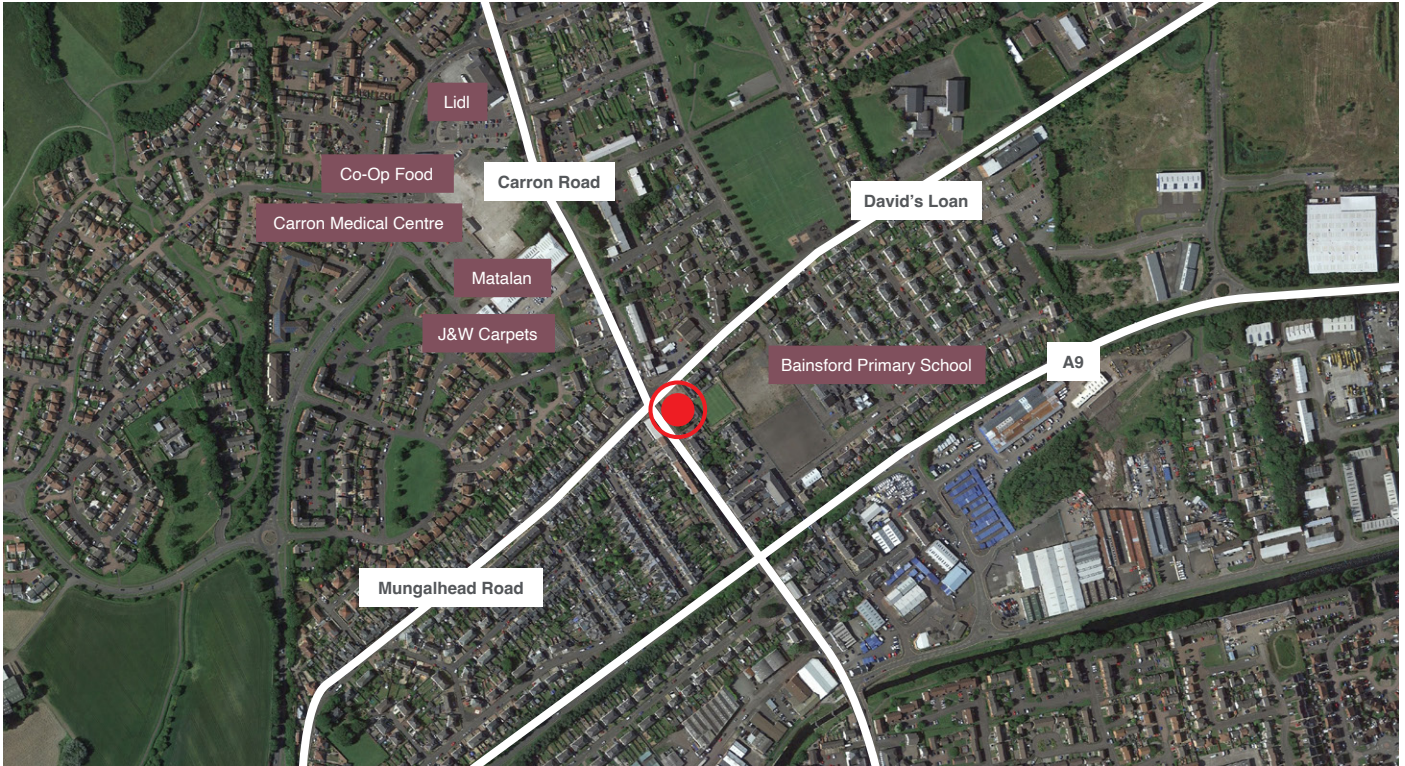
The surrounding area is a mix of residential and commercial, with occupiers including 1st Class Rumpers Barbershop, Bainsford Laundry, Londis Convenience, Escape Hairdressing, William Hill and Mario's Fish & Chips.

Description

The subjects comprise a prominently positioned ground floor hot food take away within a 2 storey brick built property.

The shop benefits from a large display window and is secured by roller shutters. The premises currently trade as a sit in / take away café and are arranged with customer seating to the front, service counter and kitchen to the rear. The premises are extended to the rear where there is a storage and prep area with a toilet and exit to the rear.

The floor is laminate within the front section and a vinyl finish to the rear within the cooking areas. The walls are lined with easy clean finishes and steel sheet lined in the kitchen. The ceiling is plaster with surface mounted LED strip fittings. The kitchen contains extract flue ventilation with ducting located on the gable elevation.



Floor Area

Net Internal Area: 424 sq ft / 39.35 sq m

Terms / Rent

The premises are held on an existing lease that shall expire in September 2027 at a rent of £9,000 per annum. There is no VAT on the rent.

Premium offers are expected for the existing fixtures & fittings.

Business Rates

RV: £6,400
Payable: c. £3,136

The premises qualify for 100% rates relief under the Small Business Bonus Scheme. For further information contact the Director of Finance at Falkirk Council.

Energy Performance Certificate

Available upon request.

Legal Costs

Each party to bear their own legal costs and outlays including VAT incurred.

Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

Viewing

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Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. September 2023