



Retail Premises - Rarely Available Freehold Opportunity

157 Buchanan Street, Balfron G63 0TE

Location

The property occupies a prominent position within the village centre of Balfron. The property is located to the north of Buchanan Street, opposite its junction with Cotton Street within the main retail pitch in Balfron.

Balfron comprises a village with a population of approximately 2,100 people, located in the Stirlingshire local authority area. The village is approximately 16 miles north of Glasgow and 18 miles west of Stirling and is a popular commuter settlement formed on the A875, a short distance south of the A811 which is the main road between Balloch and Stirling.

Balfron is within a short distance of Loch Lomond and the Trossachs National Park, one of only two National Parks in Scotland. The village benefits from a small number of shops which mainly serve the local population. Surrounding occupiers include Erhans Barbers, Keirs Newsagents & Post Office, Nayland Smith Salon, Co-operative foodstore and Willow & The Olive Branch.

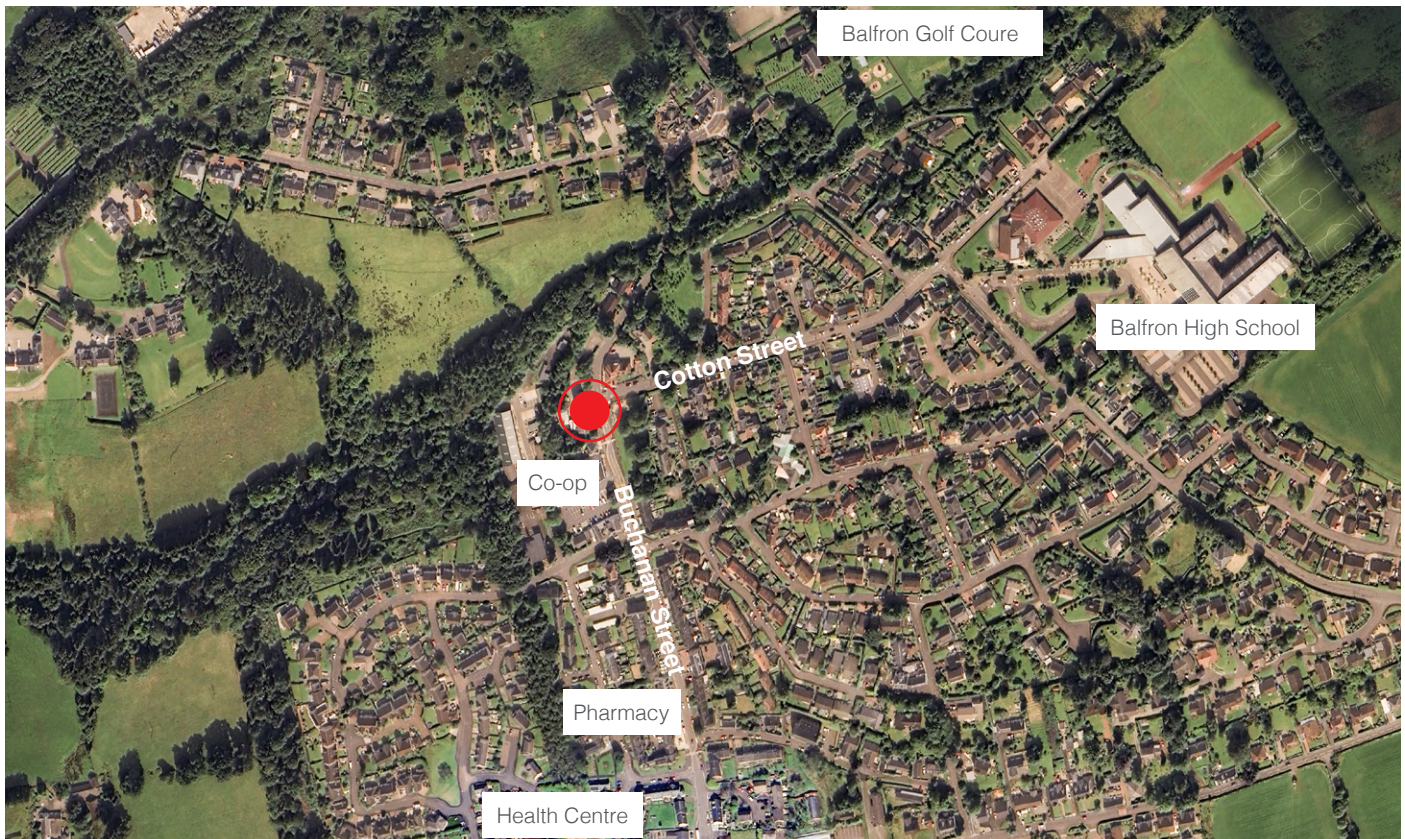
Description

The premises comprise a double fronted shop unit within a three storey red sandstone tenement building. The premises are one of four ground floor shops.

The premises benefit from a traditional timber shop front with a centrally positioned and recessed entrance. Internally, the configuration comprises two interconnected retailing areas to the front with back shop storage, a tea prep area and a toilet.

Floor Areas

Front Sales:	312 sq ft (29.02 sq m)
Rear / Ancillary:	194 sq ft (18.00 sq m)
Total:	506 sq ft (47.02 sq m)



Sale Terms

Offers over £90,000 are invited for our clients heritable interest.

Business Rates

RV: £4,350
Payable: £2,166

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

Energy Performance Certificate

A copy of the EPC will be provided upon application.

Legal Costs

Each party will be responsible for 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

Marc Erunlu
marc@lapsleymcmanus.com

Emma Louise Erunlu
emma@lapsleymcmanus.com

Lapsley McManus Property Consultants
Clyde Offices, 48 West George Street, Glasgow G2 1BP

info@lapsleymcmanus.com

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. April 2025