

**FOR SALE/MAY LET**

**ON THE INSTRUCTION OF LLOYDS BANKING GROUP**  
**BAINSFORD (FALKIRK) – 116 MAIN STREET, FK2 7PA**

**RETAIL PREMISES**

**18.53 sq m (199.46 sq ft)**



## LOCATION

Bainsford is a small village within the Falkirk council area of Scotland. The village is situated in the Forth Valley, 1 mile north of the town of Falkirk. It is positioned between the River Carron and the Forth and Clyde Canal to the north and south respectively.

The main road through the village is the B902 road which connects the village with Carron and Falkirk. Bainsford has a population of just over 3,000 residents.

## DESCRIPTION

The subjects are situated within a terrace and are arranged over the ground floor only beneath a flat slated roof.

The unit was originally part of a bank branch at 114-116 Main Street Bainsford but which is now a Premier KeyStore convenience outlet. The ATM has been removed from the front of the unit as part of the decommissioning.



## ACCOMODATION

The subjects have been measured on a net internal area basis in accordance with RICS Code of Measuring Practice (6<sup>th</sup> Edition), and extend to the following approximate floor area:

Floor	sq m	sq ft
Ground floor	18.53	199.46

## TENURE

Heritable interest

## OFFERS OVER

£25,000 exclusive of VAT.



## CONTACT US

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## RATES

Rateable Value of the unit is £4,865. The UBR for 2017/2018 is 46.6p Under existing legislation, a Rateable Value at this level would qualify for (up to) 100% rates relief under the Small Business Bonus Scheme however we will advise interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

## LEGAL COSTS

Each party will be responsible for their own legal costs in documenting the transaction. The ingoing tenant will be responsible for any LBTT and Registration Dues, if applicable.