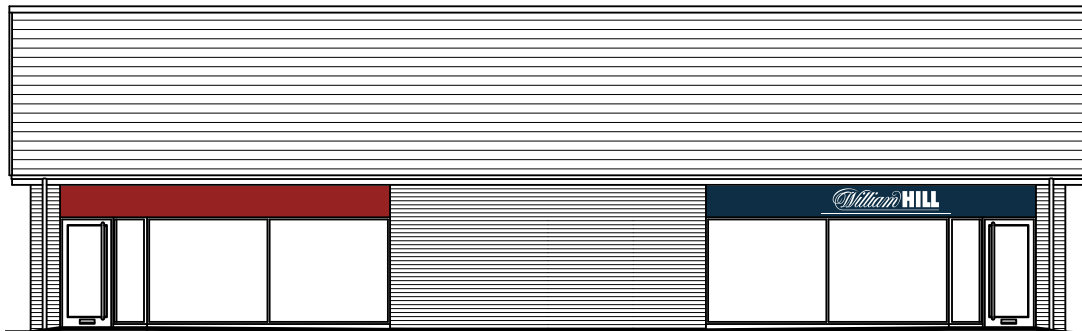
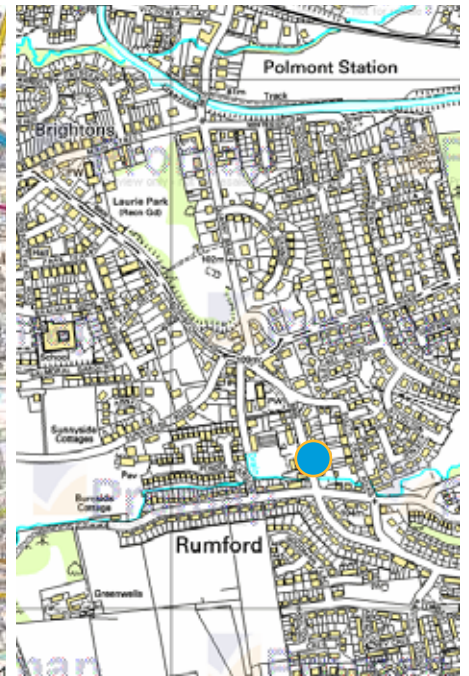
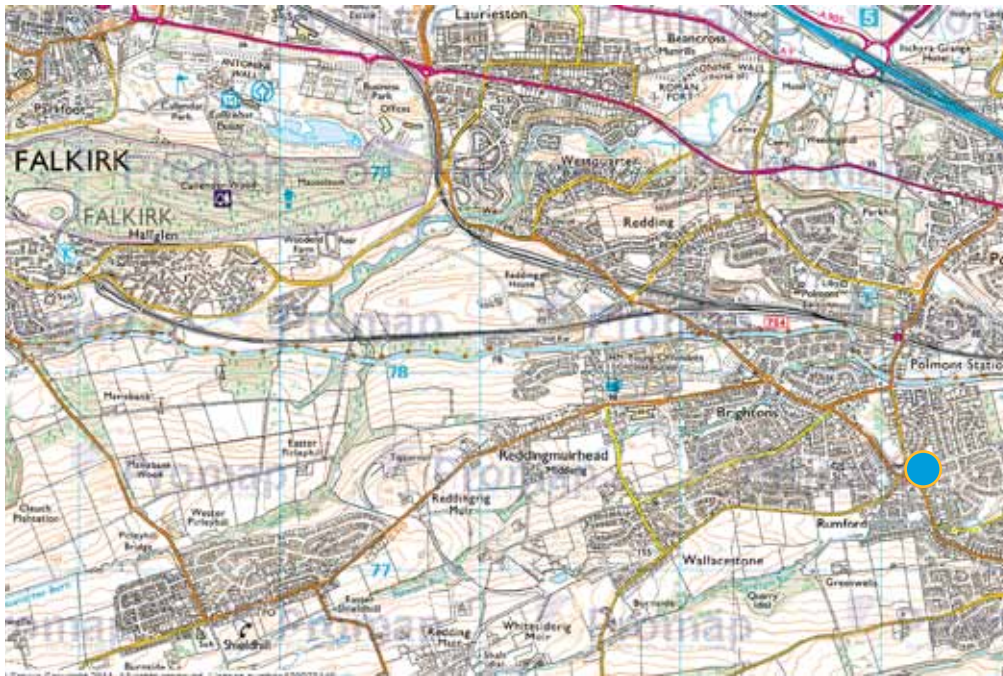


RETAIL UNIT FOR SALE/TO LET

PLANNING
CONSENT FOR
CLASS 1,2 & 3
USES PLUS
HOT FOOD
TAKEAWAY



**MADDISTON ROAD, RUMFORD
FALKIRK FK2 0SB**



LOCATION

The subjects are located on the west side of Maddiston Road in the Rumford area of Falkirk some 3 miles east of the town centre. Maddiston Road is the main arterial route linking the east side of Falkirk to the town centre. The premises form part of a retail parade all with roadside frontage.

DESCRIPTION

The subjects currently trade as The Rumford Arms Public House. Our clients are sub dividing the premises to create 2 new retail units and have let the rear unit to William Hill Bookmakers. The remaining unit which fronts onto Maddiston Road, will be finished to shell specification with a new shopfront and benefits from dedicated customer car parking to the rear.

ACCOMMODATION

The subjects provide the following approximate areas:-

Unit 1	90.1sqm	970sqft
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LEASE TERMS

The premises are available on the basis of a new FRI lease.

RENT

Unit 1	£17,500 pa exclusive of rates & vat.
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PRICE

Alternatively our clients may consider a sale of their interest. Further information on price provided on application.

RATES

We understand the existing subjects are currently entered in the Valuation Roll as follows:-

Rateable Value - £8,300

However as the units will be re-assessed following refurbishment and sub-division, we would advise any interested parties to make their own enquiries.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any SDLT, registration dues and vat applicable.

ENQUIRIES

Viewing and further information can be obtained by contacting the sole agent:



Jack Campbell

JH Campbell
12 Melville Street, Edinburgh EH3 7NS

Email: jack@jhcampbell.net

Mobile: 07801 852225

Date of publication: June 2011

MISREPRESENTATION CLAUSE

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