



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0131 357 4455 X @AlliedEdinburgh
www.alliedsurveyorsscotland.com



LEASE FOR SALE

34 Main Street, Larbert, FK5 3AW

- ✔ Highly attractive office premises in Larbert town centre
- ✔ Lease available on Assignment terms from Taylor Williams Estate Agent
 - ✔ Premises may suit retail occupiers
 - ✔ Qualifies for 100% rates relief
- ✔ Extends to approximately 94.83 sq m (1,020 sq ft)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

The town of Larbert is located in Central Scotland approximately 20 miles north-west of Edinburgh and 18 miles east of Glasgow. It benefits from close proximity to the M876 motorway connecting the M9 to Edinburgh and the M80/A80 to Glasgow.

The property is situated on the corner of Main Street and Dundarroch Street with parking available on Main Street and on surrounding residential roads.

Nearby occupiers include Labert Pharmacy, Howden's, Post Office and Car Gear.

DESCRIPTION

The subjects comprise an end terrace office premises arranged over ground floor of a two storey and attic building of red sandstone construction.

Previously an estate agency office, the property is immaculately presented throughout with laminate flooring, LED lighting. There is a main office on entrance with a separate kitchen to the rear, further office space with a separate entrance, store and WC to the right of the unit.

The accommodation benefits from an extensive glazing fronting Main Street and a return frontage onto Dundarroch Street.

ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate net internal area:

94.83 sq m (1,020 sq ft)

RENT

The current passing rent is £19,500 per annum exclusive of VAT.

LEASE TERMS

The premises is currently let to Taylor William Estate Agents Ltd on FRI terms (subject to a Schedule of Condition) until 24th October 2031, with a tenant only break option as at 25th October 2026.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £15,200 effective 1st April 2023.

The threshold for full rates relief under the Small Business Bonus Scheme has changed for the financial year 2024/25. For properties with a RV between £12,001 and £15,000 the award is now 25%. The uniform business rate for the current year is £0.498 pence in the pound.

UTILITIES

The property is served by mains electricity and water.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is B.

A copy of the recommendation report is available on request.

ANTI-MONEY LAUNDERING

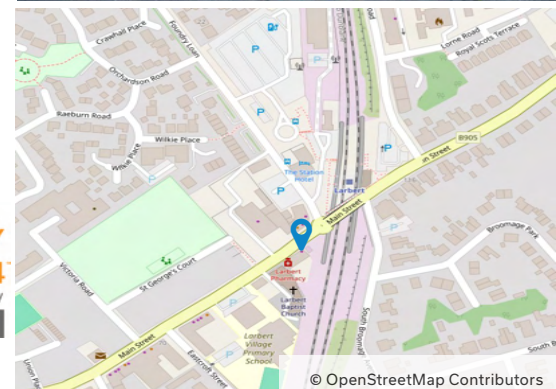
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective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

LEGAL COSTS

Each party shall bear their own legal costs with the eventual assignee liable for any LBTT and Registration Dues.

ENTRY

Upon completion of a formal missive under Scots Law.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland Ltd.

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