

to let

Shop Units

Kinnaird Village Centre • McIntyre Ave • Larbert • FK5 4XT



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Location

Larbert is a well known settlement, contiguous with Stenhousemuir, located 2.5 miles North of Falkirk. It is centrally located, close to the M876 and M9 motorways, just to the south of the Kincardine and Clackmannanshire Bridges. It is also served by Larbert train station.

Taken together, Larbert and Stenhousemuir have a population of just over 20,000.

Kinnaird Village, along with the adjoining Inches, are newly built, affluent estates by Cala and Persimmon, with over 2,300 new homes provided in the immediate locality.

Kinnaird Primary School is situated opposite, with a school roll, including nursery pupils, of over 600.



Description

The subjects comprise a recently constructed, purpose built terrace of commercial units anchored by a Sainsbury's Local convenience store. Steel framed under a sloping mono-pitch roof, the units are provided in developer's shell specification, with extensive glazed frontages, 64 shared car spaces, including 5 for disabled customers, are provided to the front. Loading and fire escape facilities are provided to the rear. Sufficient height is provided to enable the insertion of a mezzanine floor over part of the units, as part of tenant fit out, if required.



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Accommodation

The units, ready to receive tenant's fit out, provide the following:

	Internal Width	Depth	Ground Floor GIA
UNIT 1	LET TO SAINSBURY'S LOCAL		
UNIT 2	LET TO RIGHT MEDICINE CHEMISTS		
UNIT 3	LET TO SPICE MAGIC TAKEAWAY		
UNIT 4	LET TO HARRY RAMSDEN'S		
UNIT 5	6.5 m (21 ft 3 in)	14.84 m (48 ft 8 in)	96.4 sq m (1,034 sq ft)
UNIT 6	8.44 m (27 ft 8 in)	22.38 m (73 ft 5 in)	187.74 sq m (2,021 sq ft)
UNIT 7	LET TO DENTIST		

Lease

The units are offered To Let on a new Full Repairing and Insuring Lease for a term to be agreed, subject to 5 yearly upward only rent reviews at a commencing rentals of:

Unit 5 Offers over £17,000 per annum

Unit 6 Offers over £25,000 per annum

Rateable Value

The units remain to be assessed.

Planning

The units benefit from Class 1 (Retail) consent, though it is anticipated other consents will be forthcoming upon application to Falkirk Council.

Legal Costs

Each party will be responsible for their own legal costs. However, the ingoing tenant will be responsible for any registration fees and LBTT applicable, together with any VAT payable.

VAT

For the avoidance of doubt, all rents are quoted exclusive of VAT at the prevailing rate. Prospective tenants must satisfy themselves independently as to the incidence of VAT in respect of this transaction.

EPC

Rated C, certificate available upon request.

Viewing and Further Information

By arrangement with the sole letting agents.

Chris Ditchfield



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