

TO LET

TWO NEW BUILD RETAIL UNITS

Approx. GIA:- **92.90 sq m, (1,000 sq ft)** each

Dedicated Customer Car Parking

Class 3 Planning Consent

Pre-Let Agreed For Unit 4
(Under Offer)

Rent On Application



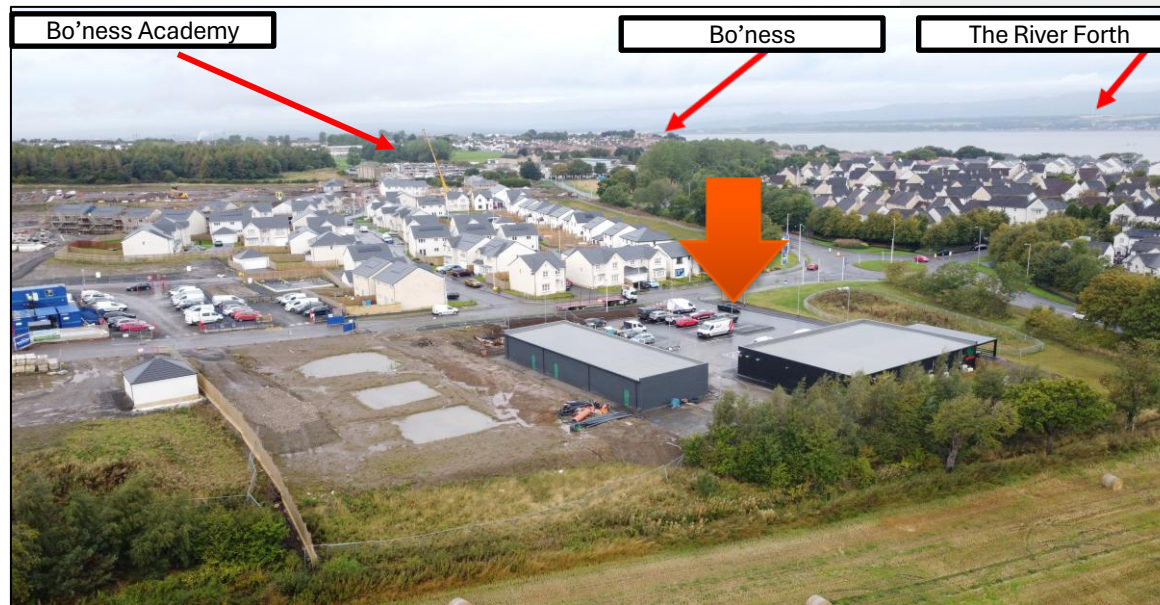
[CLICK HERE FOR LOCATION!](#)



SOUTH DRUM RETAIL PARK, BO'NESS, EH51 9FD

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Illustrative Purposes Only



LOCATION

Bo'ness is a coastal town on the south bank of the Firth of Forth, 2 miles north of Linlithgow, 16 miles north-west of Edinburgh and 6 miles east of Falkirk.

More specifically, the subject properties lie within close proximity with the new Miller Homes Drum Farm South Development, which has brought 215 homes to the area.

The area is characterised by dense residential dwellings with a limited offering of commercial options nearby. This serves as a great opportunity for any incoming tenant.

DESCRIPTION

Each unit will benefit from an aluminium framed and glazed frontage with potential for a number of uses such as licensed convenience store, dentist, vets practice, funeral care and hot food.

Each unit also benefits from class 3 Planning Consent with the availability of phase 3 electricity and gas capabilities.

The units will be handed over in shell condition to the incoming tenant.

RENTAL

Rental on application.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

RATEABLE VALUE

We The subjects require to be assessed upon completion of the development.

PLANNING

We understand that the property has Sui Generis Class 3 planning consent, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

ACCOMMODATION

The development will offer the following accommodation (Approx. GIA):

ACCOMMODATION	SQM	SQ FT
UNIT 2	92.90	1,000
UNIT 3	92.90	1,000

LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

EPC

A copy of the Energy Performance Certificate will be available upon request on completion.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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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.

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