

Lot 37

£40,000 Per Annum
Exclusive

32-34 LaPorte Precinct, Grangemouth, Scotland FK3 8BG

Heritable Retail Investment



Key Details

- Town centre location in a well established pedestrianised open air shopping centre
- Property benefits from an extensive frontage
- Recently extended lease at a rebased rent of £40,000 p.a.x. (previously £57,500 p.a.x.)
- Unit recently refurbished (including updated signage)
- Neighbouring occupiers include Costa Coffee, Greggs, Subway, Lloyds Pharmacy and a large B&M store to the rear.

Location

Miles: 2 miles north of Falkirk
23 miles west of Edinburgh
27 miles east of Glasgow

Roads: M9
Rail: Falkirk Grahamston, Falkirk High
Air: Edinburgh Airport (19 miles east)

Situation

Historically a busy port, Grangemouth's industry is focused primarily on the petrochemical industry including the oil refinery, owned by Ineos, one of the largest of its kind in Europe. The town is also located on the M9 linking Edinburgh in the east, Glasgow in the west and Stirling and Perth to the north. <n>La Porte Precinct forms the town centre in Grangemouth. The open air shopping centre has occupiers including Greggs, B&M, Costa Coffee and Lloyds Pharmacy. There is an Asda superstore to the north of the precinct together with extensive car parking and public transport links close by.

Description

The property comprises ground floor retail unit with extensive frontage onto the precinct. The upper floor accommodation is in separate ownership.

Tenure

Heritable.

VAT

VAT is applicable to this lot.

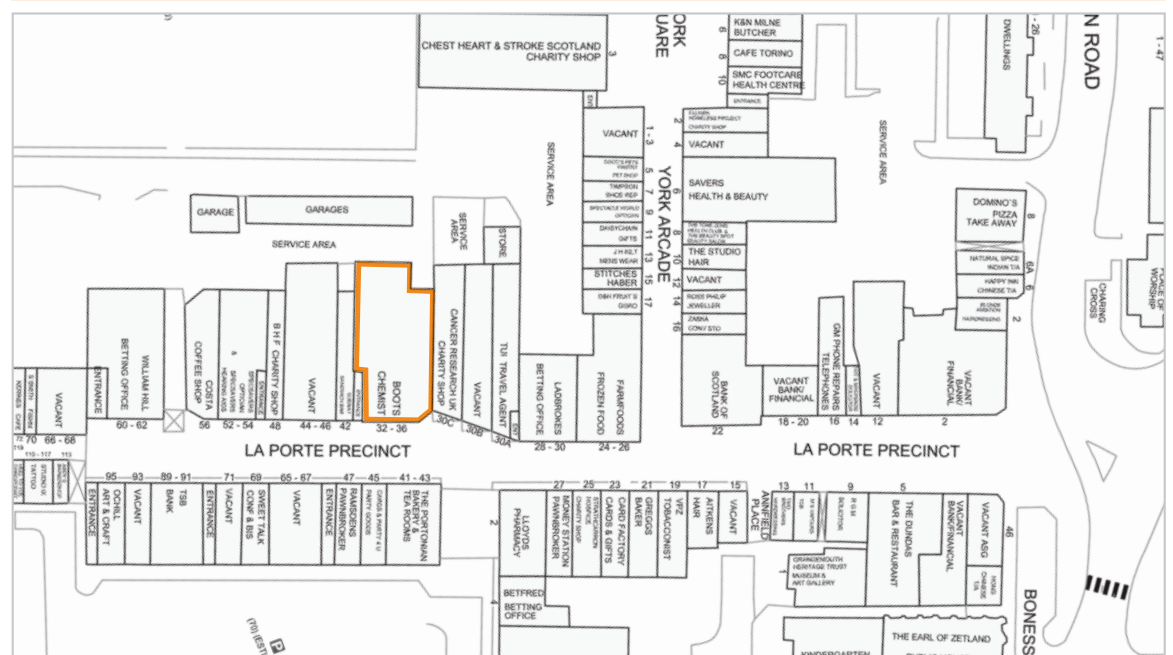
Viewings

Please contact Mhairi Archibald (07718 899341)

Tenancy and accommodation

Accommodation	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground Floor	Retail Sales	359.53 sq m (3,870 sq ft)	Boots UK Limited(1)	20/08/2001 to 19/08/2026	£40,000
Total		359.53 sq m (3,870 sq ft)			£40,000

(1) For the year ending 31st August 2019, Boots UK Limited reported a turnover of £6.667bn, pre-tax profits of £217,000,000 (Source: North Row 04/03/2021). Boots is the largest pharmacy health and beauty chain in the UK and as at 31st August 2020 had 2,336 stores, across the UK (Source: www.boots-uk.com/about-boots-uk/about-boots-boots-in-numbers/ 02/03/2021).



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