

Grangemouth

20/26 Central Avenue
Stirlingshire
FK3 8SD

- Heritable Double Shop Unit
- Let to CJ Lang & Son Ltd (t/a Spar)
- Reversion 2024
- Current Rent Reserved
£27,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Heritable.

Location

Grangemouth is an industrial town, with a population of some 19,000, located about 20 miles west of Edinburgh. The town benefits from easy access to the national motorway network, being adjacent to the M9 motorway (Junctions 5 & 6) and Edinburgh Airport is 17 miles to the west.

The property is situated on Central Avenue, in a residential area to the south of the town centre and occupies a corner site close to the junction with Newlands Road.

Occupiers in the immediate vicinity include a pharmacy, Costcutter and Coral.

Description

The property is arranged on ground floor only to provide a convenience store unit with sales area to front and storage/staff accommodation to the side. The property benefits from side access for loading. The lessee is in the process of creating a separate unit within the demise to be used as a branch of Subway.

The property provides the following accommodation and dimensions:

Gross Frontage	30.6 m	(100' 4")
Display Frontage	15.7 m	(51' 7")
Shop & Built Depth	11.8 m	(38' 9")
Ground Floor Sales	273.4 sq m	(2,943 sq ft)
Ground Floor Stores/Staff	99.1 sq m	(1,067 sq ft)

Tenancy

The entire property is at present let to CJ LANG & SON LTD for a term of 25 years from 2nd June 1999 at a current rent of £27,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

CJ Lang & Sons are 'Scotland's largest independent retailing and distribution company' and trade from over 300 convenience stores under the Spar label. (Source: Corporate Website)
Website Address: www.cjlang.co.uk
For the year ended 30th April 2013, CJ Lang & Son Ltd reported a turnover of £193m, a pre-tax profit of £1.26m, shareholder's funds of £42.2m and a net worth of £39.8m.
(Source: riskdisk.com November 2014)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

For EPC Rating please see website.



NB. The plan is for identification only. © Crown Copyright, ES 100004106

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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