

RETAIL PREMISES TO LET

31 Hallam Road
Stenhousemuir
FK5 3BF

ON THE INSTRUCTIONS OF ASDA



LOCATION

Stenhousemuir is situated in Central Scotland within the district of Falkirk, with a population of approximately 25,000 residents and a wider catchment in excess of 140,000. Falkirk is situated approximately 2.5 miles to the south, Stirling approximately 10 miles to the north and Glasgow some 23 miles south-west via the M80.

The town centre has undergone considerable redevelopment in recent years and now provides community facilities including a Health Centre, library and community hall. The unit is at the heart of the town centre, adjacent to a 40,000 sq ft Asda superstore and also the main public car park serving the town.

Other nearby occupiers include **Farmfoods, Greggs, Card Factory, Subway, NHS +Well Pharmacy, Ladbrokes, Domino's Pizza** and **Black Rooster**.



DESCRIPTION

The property comprises of a double fronted shop unit arranged over ground floor only and provides the following approximate area:

Gross Frontage	12.29m	40ft 4ins
Ground	226.86 sq m	2,442 sq ft



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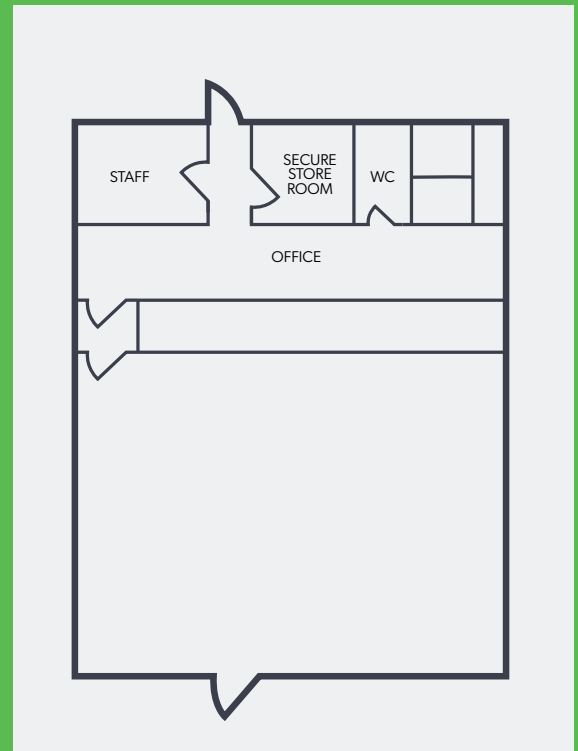
0141 285 7945
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0141 248 5878
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FLOOR PLAN



EPC

Available on application.

PLANNING

We understand the property benefits from Class 1A (shops and financial, professional and other services) consent. Permitted change to Class 3 and 4.

TENURE

The subjects are available on a new full repairing and insuring lease for a term to be agreed, subject to five-yearly upward only rent reviews.

RENTAL

Rental offers in the region of £37,500 per annum are invited.

The tenant will also be liable for a service charge contribution towards common costs in the running of the Centre. Further details on application.

RATEABLE VALUE

We understand the property is currently entered in the Valuation Roll as follows:

Rateable Value: £37,000 pa
Rates Payable: £17,797 pa

LEGAL EXPENSES

Each party will bear their own legal expenses incurred in any transaction.

VAT

All prices are quoted exclusive of VAT.

ANTI-MONEY LAUNDERING REGULATIONS

To comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the joint letting agents:



0141 285 7945
www.symeproperty.co.uk



0141 248 5878
www.lambertinnes.co.uk

Details of opportunities available in other Asda stores can be found at
www.symeproperty.co.uk or www.lambertinnes.co.uk

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