



FOR SALE

ATTRACTIVE CHINESE TAKEAWAY INVESTMENT

35 West Quarter Avenue, Falkirk

Offers Over £85,000

- ◆ Attractive Chinese Takeaway investment in Westquarter District of Falkirk.
- ◆ 25 year FRI Lease from 25 March 2008 to 24 March 2033 with three yearly rent reviews.
- ◆ Current passing rent is £8,580 per annum.
- ◆ Offers over £85,000 to purchase investment interest that provides a net initial yield of 9.89% allowing for purchaser's costs of 1.75%.

LOCATION

Falkirk is one of Scotland's largest towns located in the central belt approximately 35 miles north east of Glasgow and 25 miles north west of Edinburgh.

It has a population of circa 35,000 with a catchment population of nearly 150,000.

Westquarter is a well established residential area developed in the 1930s and is approximately 3 miles southeast of the town centre. It has local population of 3000.

DESCRIPTION/ACCOMMODATION

The subjects comprise a single storey brick built property with concrete rendered walls covered with a pitched slate roof converted into a Chinese Takeaway with all the necessary extraction to the rear where there is a small area of land.

Internally, the subjects are in reasonable decorative order and are fitted out as a Chinese Takeaway.

TENANCY DETAILS/PROPOSAL

The subjects are let to Jing Cong trading as Chinese Takeaway on a 25 year FRI Lease with three yearly reviews at a passing rent of £8,580 per annum.

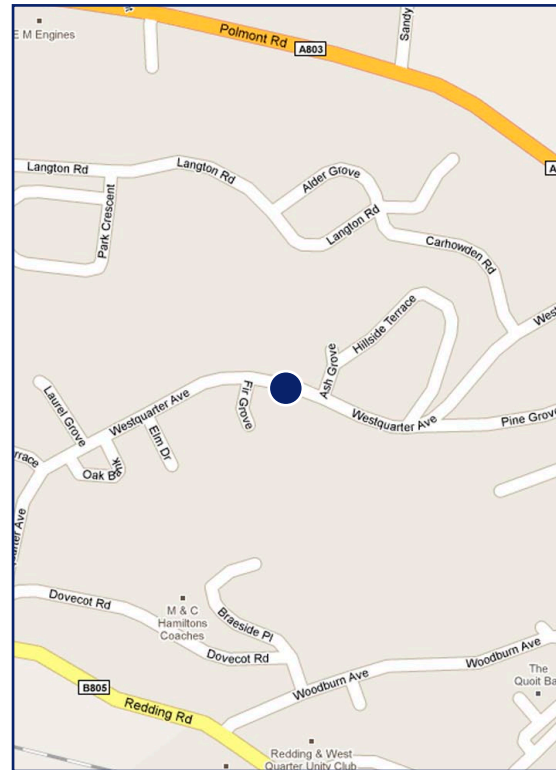
We are instructed to seek offers over £85,000 for the investment interest that equates to a net initial yield of 9.89% allowing for purchaser's costs of 1.75%.

VAT

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

LEGAL COSTS

Each party with meet their own legal costs in connection with the transaction.



VIEWING/FURTHER INFORMATION

Through the joint property agents;

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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.



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