Whitelaw Baikie Figes

property details

TO LET

HOT FOOD TAKEAWAY UNIT

117 MAIN STREET
BAINSFORD
FK2 7NT



Location

Bainsford is a suburb of Falkirk lying approximately a mile to the north of the town centre.

The property occupies a prominent location at the corner of Main Street and Mungalhead Road. Nearby retailers are a mix of multiple and local traders to include Bainsford Laundry, First Class Barbers, Londis Convenience and William Hill.

Description

The property comprises a prominent ground floor retail unit within a 2 storey brick building together with a separate storage area at the rear.

The front shop is partially fitted as a hot food takeaway with the rear area being partially fitted as a hot food takeaway kitchen.

Accommodation

From our measured inspection, the property extends to the following areas and dimensions:-

Gross Frontage: 14' 9" (4.49 m)
Net Frontage: 11' 11" (3.38 m)

Net Internal Area: 435 ft² (40.41 m²)

Lease Terms

The property is offered to the market on the basis of a new full repairing and insuring lease for a period to be agreed incorporating regular upward only rent reviews.

Rent

Rental offers in the region of £9,750 per annum exclusive are sought.

Energy Performance Certificate

The property is rated G, a copy of the EPC can be provided upon request.

Rates

The property is entered in the Valuation Roll as follows:-

Rateable Value ('26/'27): £2,950

Legal Costs

Each party to be responsible for their own legal costs with the ingoing tenant being responsible for LBTT.

Money Laundering Regulations

To comply with Money Laundering Regulations, we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

Entry

Early entry is available.

Viewing/Further Information

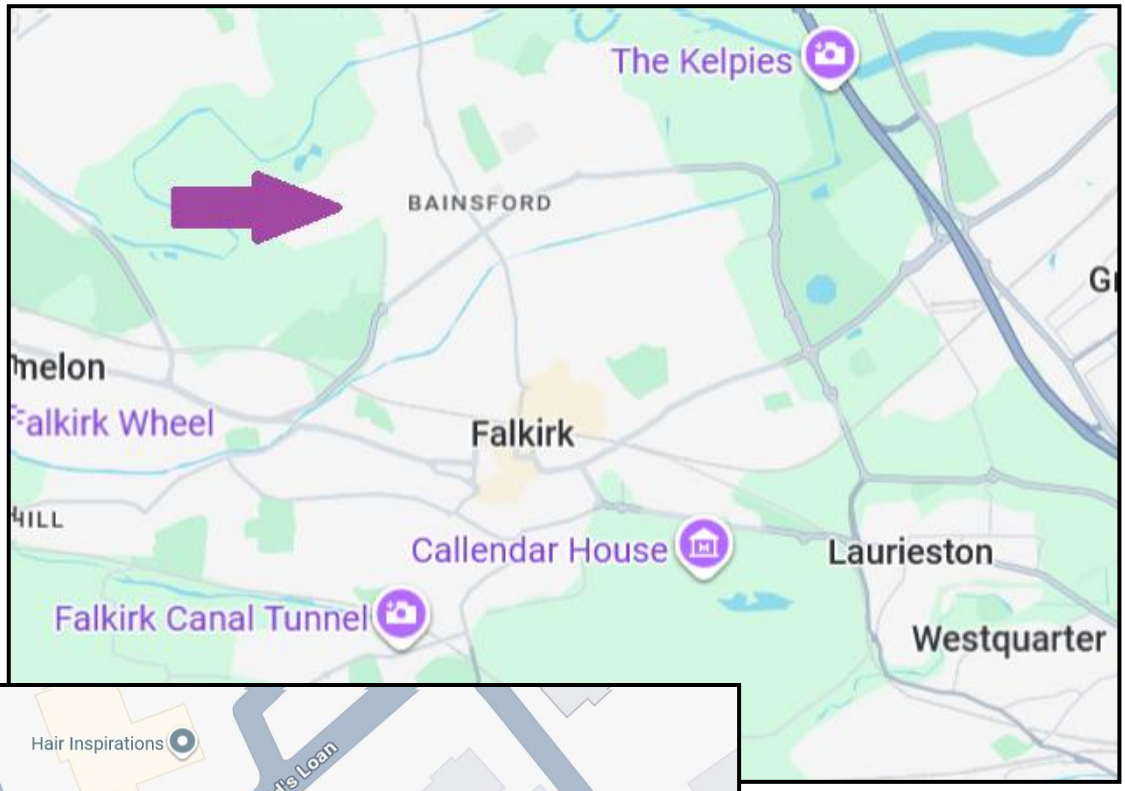
Appointments to view strictly through the sole agents:

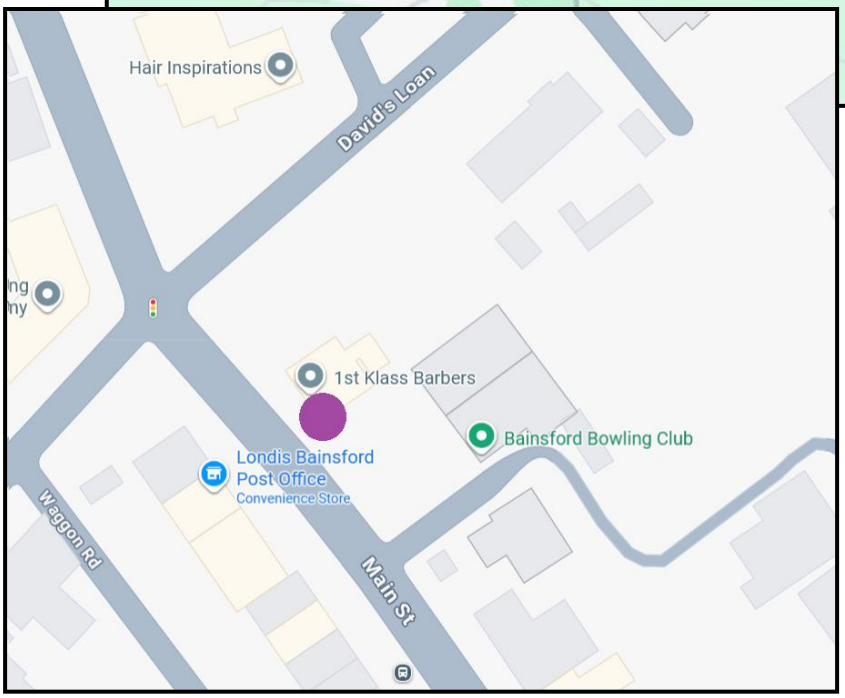
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Location Plan





Publication dated: 5th August 2026

The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract
ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so
iii) no person in the employment of Whitelaw Baikie Figes has any authority to give any representation or warranty whatsoever in relation to this property
iv) all prices, rents and premiums quoted are exclusive of VAT at the current rate
v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.