



To Let

Business Opportunity

AVAILABLE NOW

**Polmont Station, Station Road,
Polmont, Falkirk
FK2 0UP**

744,000+
ANNUAL STATION FOOTFALL*

Description:

This detached property has good pedestrian access and provides scope for a variety of uses subject to planning consent.

Location:

Polmont railway station serves the town of Polmont and surrounding areas in Falkirk. The unit is located on the Falkirk line which facilitates direct links to and from Glasgow Queen Street and Edinburgh Waverley.

**The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 744,638 for 2019/2020.*

**station
spaces**





Property:

Two reception rooms, one bedroom, kitchen, bathroom and W/C. Large garden to front with scope to be changed to car park subject to planning.

Unit size: 66.14 sq. m / 711 sq. ft

Rates, services and insurance:

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning.

Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively.

Rent:

To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

Costs:

The ingoing occupier will be responsible for all the Landlord and all the Superior Landlord legal and professional fees.

AWAITING EPC

For further details relating to this opportunity, please contact:
stationspaces@scotrail.co.uk

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