



TO LET

Retail Opportunities Carrongrove, Denny

- Neighbourhood retail scheme
- Surrounded by 178 proposed residential dwellings
- Dedicated car parking spaces
- 133.41 – 595.42 Sq M (1,436 – 6,409 Sq Ft)



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Indicative Masterplan

LOCATION

Carron is a small settlement located in the Falkirk Council district a short distance to the west of Denny and Dunipace which have residential populations of approximately 10,000 and 2,500 people respectively. The site is positioned to the immediate west of Dunipace on the opposite side of the M80 motorway and is sandwiched between the River Carron to the north and the B818 to the south.

DESCRIPTION

The 30 acre development site shall comprise approximately 178 residential units stretching along the banks of the River Carron from Stonywood to Fankerton. The main entrance, positioned to the east of the development, leads directly to Carrongrove House is to be redeveloped into a number of flatted dwellings on the upper levels and commercial accommodation on the ground floor.

The commercial element of the scheme is surrounded by the residential units and comprises three retail units with the follow net internal areas:

UNIT	SQ.M	SQ.FT
Unit 1	133.41	1436
Unit 2	133.41	1436
Unit 3	328.60	3,537

LEASEHOLD TERMS

Leasehold offers in the region of £15 per sq ft are invited for either the whole or part of the retail accommodation.

RATEABLE VALUE

The rateable value for any newly created retail units shall be assessed on occupation.

LEGAL COSTS

Each party is responsible for their own legal costs incurred with any potential tenant or purchaser being responsible for any stamp duty, land tax, recording dues and VAT as applicable.



Location Map

VIEWING

For further information or to arrange a viewing please contact:

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