

Ryden

FOR SALE

PROMINENT INDUSTRIAL SITE

9,086 SQ.FT (844.11 SQ.M)
ON A SITE OF 0.725 ACRES



**153 GRAHAMS ROAD
FALKIRK
FK2 7BQ**

RARE OPPORTUNITY TO ACQUIRE A
PROMINENT INDUSTRIAL SITE

SHOWROOM PREMISES WITH
EXTENSIVE YARD AND ROADSIDE
FRONTAGE

FLEXIBLE ACCOMMODATION ALLOWING
FOR ALTERNATIVE USES

RARELY AVAILABLE HERITABLE
INTEREST IN A PRIME TOWN CENTRE
LOCATION

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)

LOCATION

Falkirk is well positioned, offering easy access to the main motorway routes to Glasgow (M80), Edinburgh (M9) and Northern Scotland. Falkirk also benefits from 2 train stations (Falkirk High and Falkirk Grahamston) which provide excellent transport links to Edinburgh and Glasgow, and the wider national rail network.

The property lies on the east side of Grahams Road approximately half a mile north of Falkirk town centre. Grahams Road is a busy thoroughfare between the town centre and the northern settlements of Stenhousemuir, Carron and Bainsford.

The nearest railway station is Falkirk Grahamston which is just over half a mile away.



DESCRIPTION

The subjects comprise a site of 0.725 acres centred around a sizeable yard with associated buildings. The site originally comprised a petrol filling station and a car showroom which have been adapted to provide four separate units. The front portion of the site benefits from high visibility from Grahams Road and comprises a tarmacadum surfaced yard which has been fenced off, along with a single storey block construction building.

The yard area to the rear is predominately of hard-standing construction. The associated building has been sub-divided to create 3 separate units. A small office at the front; a showroom/retail unit in the middle and a mechanic's workshop to the rear.

ACCOMMODATION

The units were measured in accordance with the RICS Code of Measuring Practice (6th Edition) and are summarised in the table below

Main Warehouse and Office	8,530 sq.ft	792.46 sq.m
Front Sales Office	556 sq.ft	51.65 sq.m
Full Site	0.725 acres	0.293 hectares
Front Site	0.165 acres	0.067 hectares



OPPORTUNITY AND PRICING

The heritable title for this property is being offered for sale either as a whole or without the front site and sales office.

Offers for the front site alone will not be entertained at this time.

Pricing for each option can be provided on request from the sole selling agents Ryden.

RATING

The subjects are entered the valuation roll with the following Rateable Values:

Yard and Workshop Buildings: £17,000

Front Office: £6,900

Showroom: £23,250

EPC

Available on request.

VAT

The property is subject to VAT.

AML

In accordance with anti-money laundering (AML) regulations, the purchaser will be required to satisfy the vendor on the source of funds used to complete the transaction.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the purchaser will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

GET IN TOUCH

Viewings are strictly by prior arrangement with sole selling agents Ryden.

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **August 2026.**

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