

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.

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:

Whitelaw Baikie Figes

Tel: 0141 221 6161

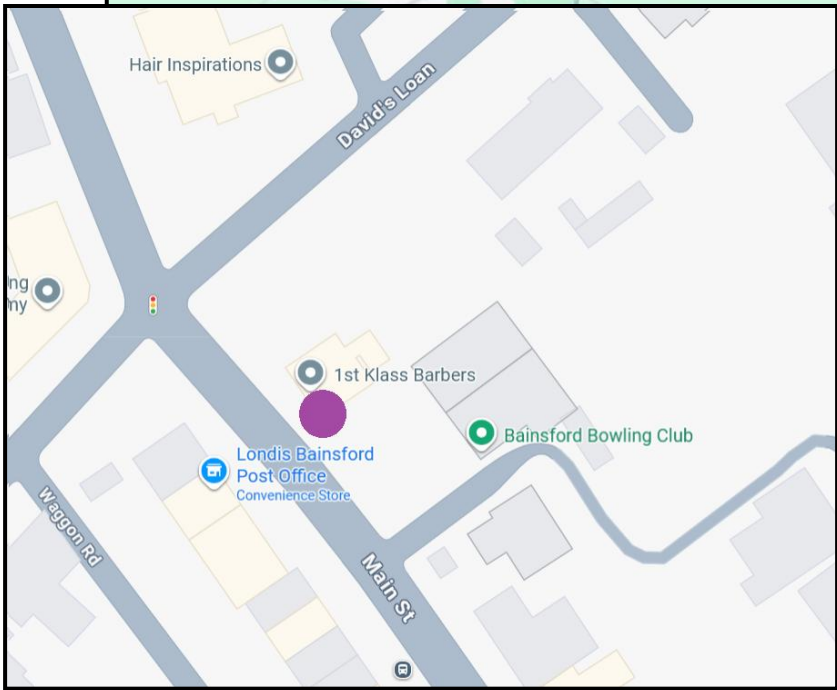
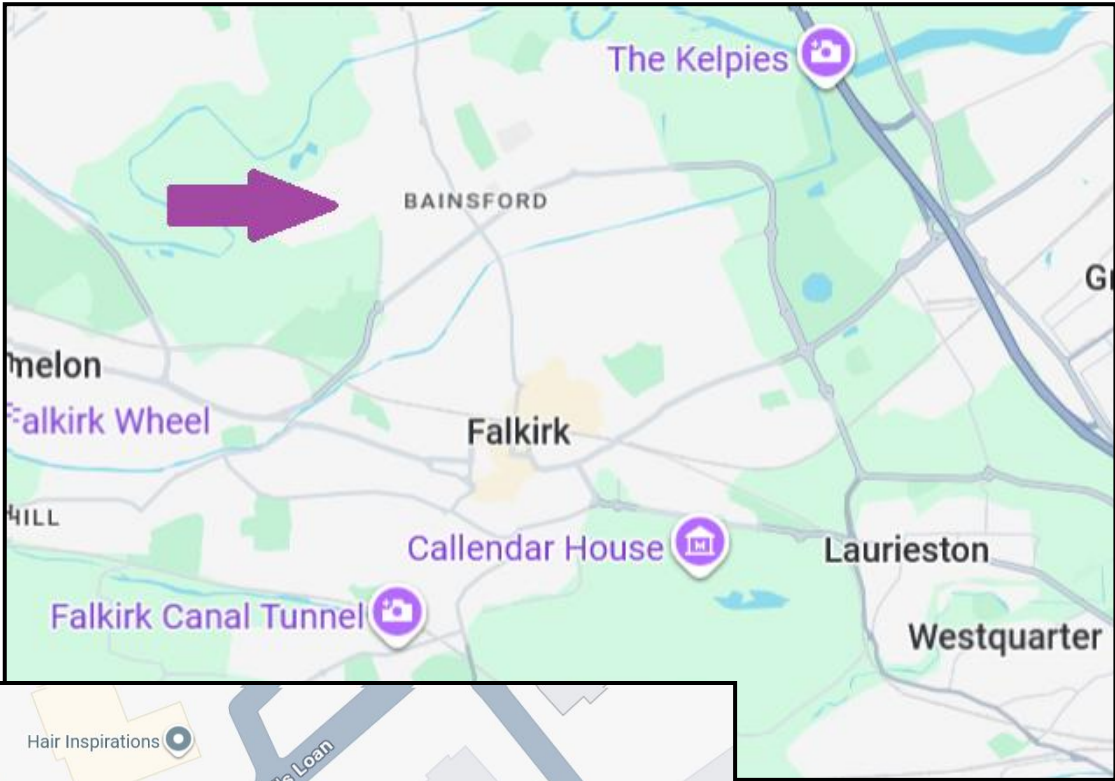
Contact:

Gavin Anderson

Email:

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Location Plan



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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.

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- 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
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- iv) all prices, rents and premiums quoted are exclusive of VAT at the current rate
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