

TO LET
REFURBISHED RETAIL PREMISES

**GRAHAM
SIBBALD**



**4b Pretoria Place,
Brightons, Falkirk, FK2 0UF**

- Excellent frontage onto busy thoroughfare
- Benefits from excellent transport links
- Recently refurbished
- Potential for 100% Rates Relief

LOCATION

Brightons is located approximately four miles to the west of Falkirk, 17 miles to the south of Stirling and 33 miles to the north-east of Glasgow. The town has a resident population of approximately 4,000 persons and benefits from good transport links both in terms of the motorway network being only two miles from the subjects and railway line via Polmont Station being within walking distance of the town.

The premises are situated in a prominent location, with excellent frontage onto Pretoria Place, a busy main thoroughfare, leading through the town to neighbouring villages of similar sizes.

The Ordnance Survey extract, which is for identification purposes only, shows the location of the subjects.



DESCRIPTION

The subjects comprise a prominent ground floor retail unit forming part of a larger two-storey and building of construction contained under a pitched and slated roof.

Internally, the larger unit is in 'White Box' condition ready for any ingoing occupier fit out, there is a sales area to the front with staff facilities, storage areas and WC at the rear of the premises.

The premises would be suitable for multiple commercial uses (subject to necessary consents).

ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate areas:

Gross Internal Area: 38.15 Sq.M. (410 Sq.Ft.)

TERMS

A new Full Repairing and Insuring lease is being offered at a rent in the region of £10,000 per annum.

VAT

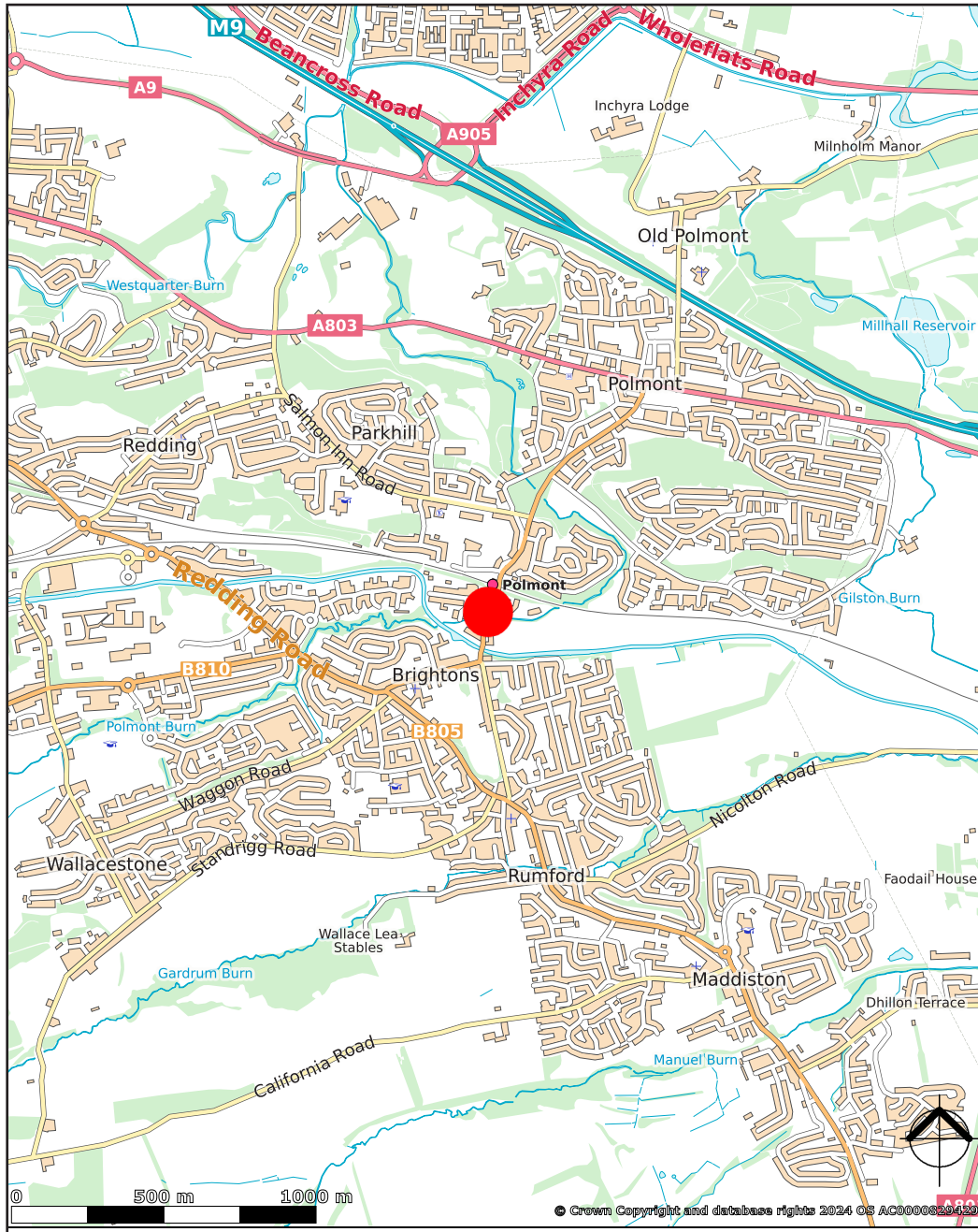
All prices, rents, premiums etc. are quoted exclusive of VAT (if applicable).

EPC

Available on request.

ENTRY

Early entry is available subject to completion of formal legal missives



To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: January 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.