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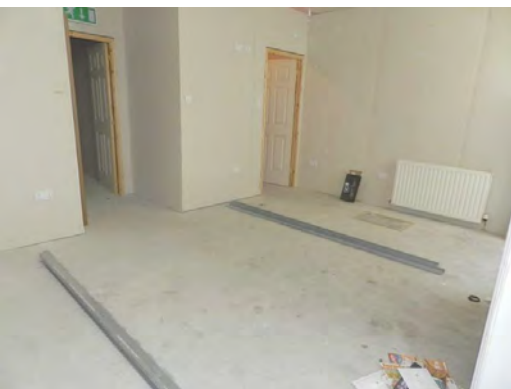
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## 61-63 South Street, Bo'ness

**Offers Over £45,000**

- Double Fronted Shop
- Hot Food Consent
- External Flue
- Great Potential
- Sheeted Walls
- Gas Central Heating



# 61-63 South Street, Bo'ness

## Description

Situated in a central location in Bo'ness is this double fronted commercial property approximately 48 sq metres. The current owners were in the process of converting the shop to a hot food / fast food take away and have hot food consent. Due to another business opportunity they have decided to sell this property. This is a blank canvass, internal walls have been sheeted and an external flue has been installed. There are three WC's, good size front shop and a spacious kitchen area. If you are looking to open a fast food outlet then viewing is essential to appreciate the potential on offer.

## Front Shop

5.2m x 3.40 (17'1" x 11'2")

## Kitchen Area

2.71m x 4.81m (8'11" x 15'9")

## WC

1.63m x 0.8m (5'4" x 2'7")

## WC

2.25m x 1.60m (7'5" x 5'3")

## WC

1.65m x 1.20m (5'5" x 3'11")

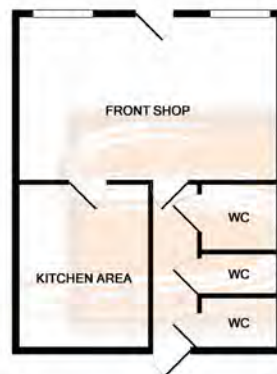
## Local Area

The expanding town of Bo'ness has amenities to meet every day needs, including schools at both Primary and Secondary levels located within walking distance. Attractions in the town include the Bo'ness & Kinneil

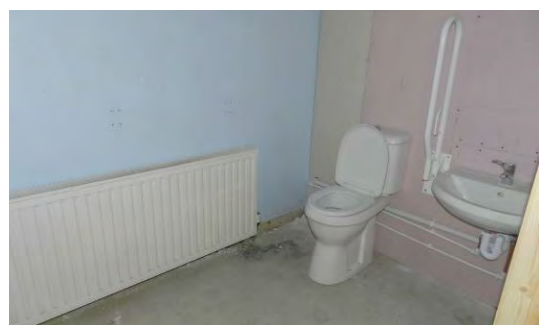
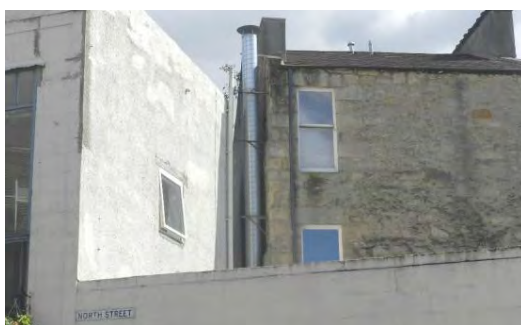
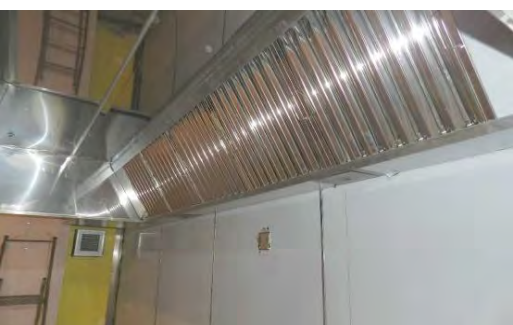
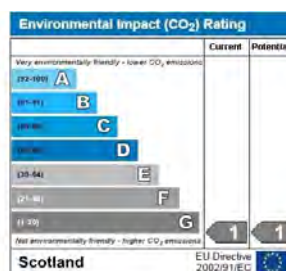
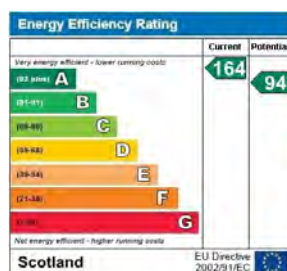
Railway, Kinneil House, Hippodrome art deco cinema and Antonine wall. Bo'ness is also ideally placed for the commuter with major access roads allowing ease of movement outwith the area. It is also worth noting the proximity to Linlithgow, which provides additional shopping and recreational facilities and a railway station with regular services to Edinburgh, Glasgow and beyond.

## Contact Us

To arrange a viewing or for further details please call 01506 826232 or email [property@sneddons.com](mailto:property@sneddons.com).



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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