



# FOR SALE/MAY LET

## RETAIL

2-6 Cockburn Street, Falkirk, FK1 5BE

Prominent main road frontage

Flexible retail unit (Class 2)

Net internal area 79.83 sq. m (859 sq. ft.)

Offers of £150,000 or £15,000 per annum exclusive

**LOCATION:**

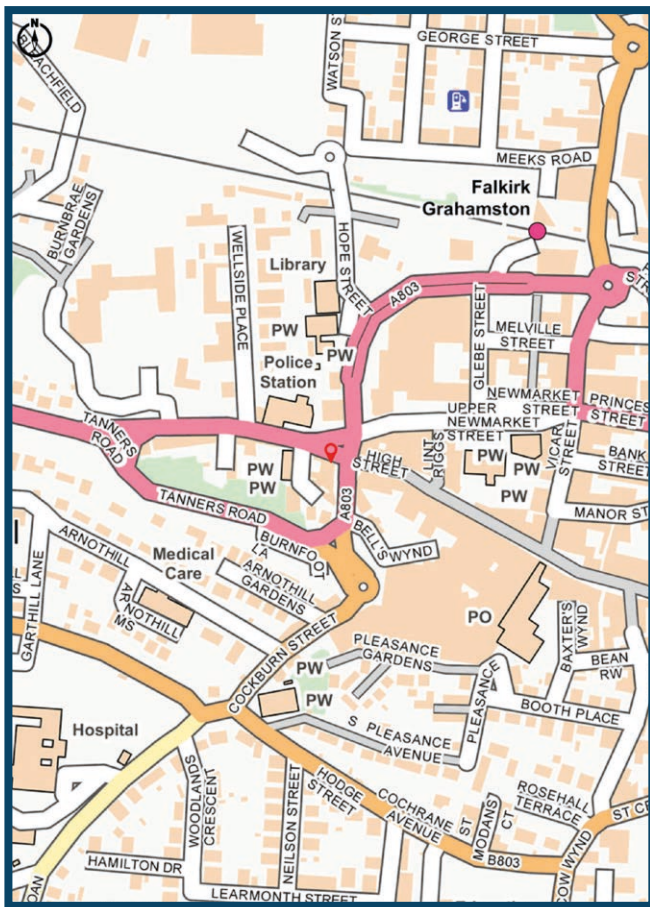
The subjects are situated on the western side of Cockburn Street in close proximity to its junction with West Bridge Street and High Street, forming part of the western outskirts of Falkirk's pedestrianised town centre.

Falkirk itself comprises an important town within central Scotland lying midway between Glasgow and Edinburgh, forming the main administrative centre for the surrounding district. As such, the town provides extensive retail, leisure and local government facilities having a resident population of £38,000 people at the census at 2011.

Falkirk's position within the heart of the central belt ensures that the town benefits from excellent communications with links to the M876 and M9 lying to the east and west respectively. In addition the town benefits from two main line railway stations with Falkirk High lying on the main Edinburgh to Glasgow shuttle route.

In terms of the subjects themselves the property forms part of the western periphery of the main town with nearby occupiers including Skin Scribe Tattoo Studio, Property Unlimited and Westend Gallery.

The location of the subjects are shown on the appended plan.

**DESCRIPTION:**

The subjects comprise a flexible retail unit (class 2) arranged over the ground floor of a two storey building which is assumed to be of rendered brick construction contained under a flat felt clad roof.

Internally the subjects are arranged to provide a main sales area, a separate administration centre, private meeting room with additional support storage areas such as a comms area, staff room and female and male WC's.

**ACCOMMODATION:**

We summarise the accommodation as undernoted:-

Net Internal Area - 79.83 sq. m (859 sq. ft.)

The above calculated area has been calculated for our agency purposes only and should be used for no other purpose.

**RATEABLE VALUE:**

Having regard to the Scottish Assessors Association website we note that the subjects are entered into the current Valuation Roll at a rateable value of £19,100

**PRICE:**

Offers of £150,000 are sought

**LEASE TERMS:**

The subjects are offered on a normal full repairing and insuring terms with a period to be negotiated incorporating rent reviews at appropriate intervals.

**RENTAL:**

Offers of £15,000 per annum exclusive are sought.

**VIEWING:**

Strictly by arrangement with the sole letting agents.

**VAT:**

All prices quoted are exclusive of VAT which maybe chargeable.

**ENERGY PERFORMANCE:**

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

**LEGAL EXPENSE:**

Each party will be responsible for the payment of their own legal costs. The incoming tenant will be responsible for the payment of any LBTT, registration dues and VAT incurred.

**OFFERS:**

All offers should be submitted in strict Scottish Legal Form to the Falkirk Office.

**FURTHER INFORMATION:**

All offers should be submitted in strict Scottish Legal form to the following offices:

DM Hall LLP  
Unit 6a  
The Courtyard  
Callendar Business Park  
Falkirk  
FK1 1XR

Tel: 01324 628321

EMAIL: michael.mcintyre@dmhall.co.uk  
rachel.mccall@dmhall.co.uk

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

**DATE OF ENTRY:**

By agreement.

Ref: ESA2050

Date of publication: January 2020

**IMPORTANT NOTE**

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give 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 intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.