



FOR SALE

2a Gowan Road, Falkirk, FK2 7HL

Suitable for a variety of office users

Close proximity to Falkirk's Grahamston Train Station

Offers in the region of £25,000 invited

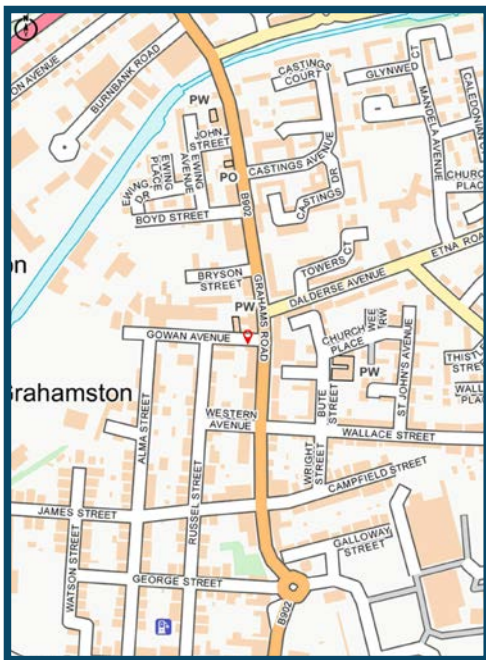
LOCATION:

The subjects are situated on the western side of Gowan Place, lying within close proximity to the junction between Gowan Avenue and the busy Grahams Road.

The surrounding area is given over to a variety of commercial usage with nearby occupiers including Express Taxi's, FBS Engineering and Sanitary Supplies and Pierre's.

Falkirk itself comprises an important town within central Scotland lying mid-way between Glasgow and Edinburgh, forming the admin administrative centre for the surrounding district. As such the town provides extensive retail, leisure and local government facilities having a residential population of 30,000 at the last census.

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

**DESCRIPTION:**

The subjects comprise a single storey mid terraced office premises contained on the ground floor of a traditional stone built property contained under a pitched and slated roof.

Internally the office is arranged to provide the main office area together with storage space and the appropriate toilet and tea prep facilities.

ACCOMMODATION:

We would summarise the subjects net internal area as undernoted:

16.51 sq. m (178 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 website we note that the subjects are entered into the current Valuation Roll at a rateable value of £1,400.

The Small Business Bonus Relief Scheme which was introduced on the 1st April 2018 will remain in force for 2018-2019 and, given the rateable value of the subjects eligible parties will benefit from 100% discount.

PRICE:

Offers in the region of £25,000 are invited for the benefit of our client's interest.

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: ESA#

Date of publication: November 2019

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.