



# TO LET

4 Wellside Place, Falkirk, FK1 5RL

Freshly refurbished

Town centre office premises

Close proximity to Falkirk Grahamston train station

Offers of £6,500 per annum exclusive are sought

**LOCATION:**

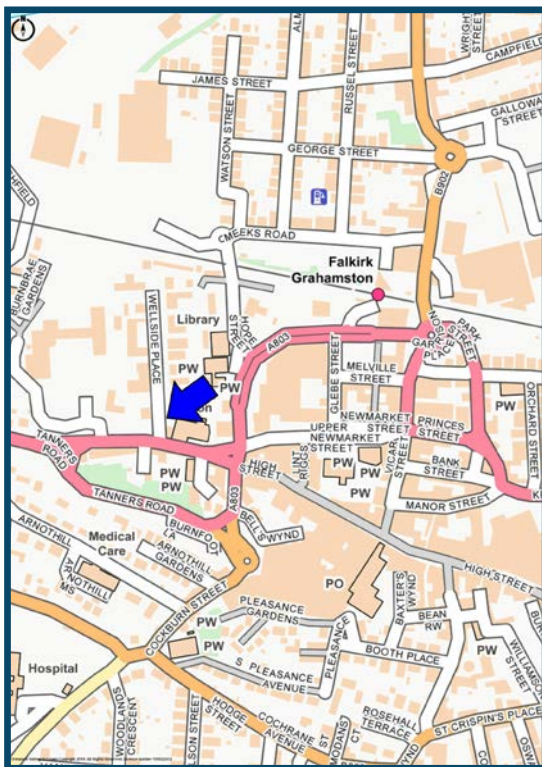
The subjects are situated to the southern end of Wellside Place, on its eastern side lying to and forming part of the western periphery of Falkirk's main town centre.

The surrounding area is given over to a variety of commercial and residential usage with nearby occupiers including Kerr Stirling Solicitors, Wellside Kindergarten Falkirk Council Social Services.

Wellside Place provides easy access to Falkirk town centre and surrounding road network with the subjects also lying a short walk from Grahamston railway station.

Falkirk itself comprising an important town within central Scotland lying mid-way 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 residential population of 30,000 at the last census.

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

**DESCRIPTION:**

The subjects comprises newly refurbished office premises contained on the ground floor of an end terraced two storey town house building which is of a traditional stone construction, contained under a pitched and slated roof. The property extends to a single storey rear projection which is of a similar stone construction contained under a felt clad roof.

Internally the office is arranged to comprise 3 office rooms together with a kitchen and toilet facility.

The subjects have the benefit of a electric heating system throughout.

**ACCOMMODATION:**

We would summarise the subject's net internal area as undernoted:

54.8 sq. m (588 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 £5,400.

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.

**LEASE TERMS:**

The subjects are offered on a normal fully repairing and insuring terms for a period to be negotiated incorporating rent review at appropriate intervals.

**RENTAL:**

Offers of £6,500 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: ESA1905

Date of publication: October 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.