



TO LET

RETAIL PREMISES

2 West Bridge Street, Falkirk, FK1 5RQ

Busy main road frontage

Flexible retail unit

Recently refurbished

46.50 sq.m. (500 sq.ft.)

Offers of £7,750 per annum exclusive sought

LOCATION:

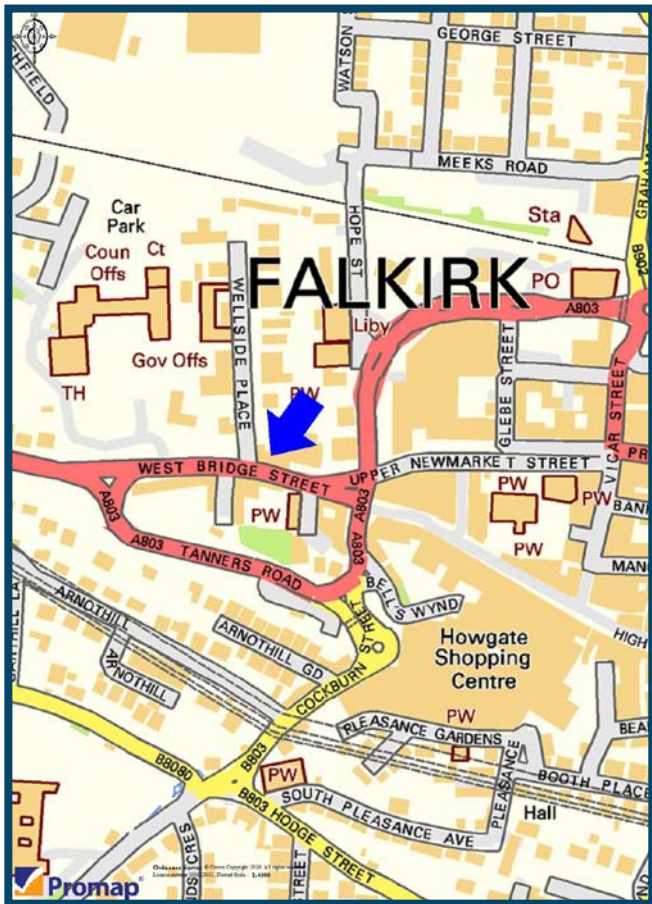
The subjects are situated prominently on the northern side of West Bridge Street, a busy main thoroughfare, at its junction with Wellside Place and lies within short walking distance to the west of Falkirk's pedestrianised town centre.

Falkirk itself comprises an important town within Central Scotland lying midway between Edinburgh and Glasgow, 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 of 2011.

Falkirk's position with the heart of the Central Belt ensures that the town benefits from excellent communication links with the M9 and M876 lying to the east and west respectively. In addition the town benefits from two mainline 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 centre with nearby occupiers including Falkirk Council Central government offices, Central Advocacy Partners, Unity Mortgages, Envy Salon, MTM Lawyers, West End Gallery, Swinton Insurance, and Marshal Wilson Estate Agents & Solicitors.

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



DESCRIPTION:

The subjects comprise a refurbished retail unit arranged over the ground floor of a two storey building which is assumed to be of traditional stone construction, under a pitched and slate clad roof.

The retail frontage comprises a double timber/ glazed display window, with centrally recessed entrance door.

Internally the subjects provide a front shop/office, consulting room, staff and toilet facility.

ACCOMMODATION:

The premises have been measured in accordance with RICS Code of Measuring Practice - 6th Edition. The net internal floor area has been calculated as being approximately as follows:

Ground Floor - 46.50sq.m. (500 sq.ft.)

RATEABLE VALUE:

Having regard to the Scottish Assessor's Association website we note that the subjects are entered in the current Valuation Roll at Rateable Value £6,100.

LEASE TERMS:

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

RENTAL:

Offers of £7,750 per annum exclusive are sought.

EPC:

A copy of the EPC can be made available on request however, the rating is 'G'.

OFFERS:

All offers should be submitted in strict Scottish legal form to this office:-

DM Hall LLP
31 Wellside Place
Falkirk
FK1 5RL

Tel: 01324 628321 Fax: 01324 612147

E-mail: michael.mcintyre@dmhall.co.uk
sean.robinson@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.

VAT:

All figures quoted are exclusive of any VAT which may be chargeable.

ENTRY:

By agreement.

VIEWING:

Strictly by appointment through the sole letting agents.

LEGAL COSTS:

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

OUR REFERENCE:

ESA1194

DATE OF PUBLICATION:

February 2017

IMPORTANT NOTE

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