



FOR SALE

RETAIL UNIT

4 Manor Street, Falkirk, FK1 1NH

Prominent Town Centre Retail Unit

Former salon suitable for various uses

Offers of £80,000 sought

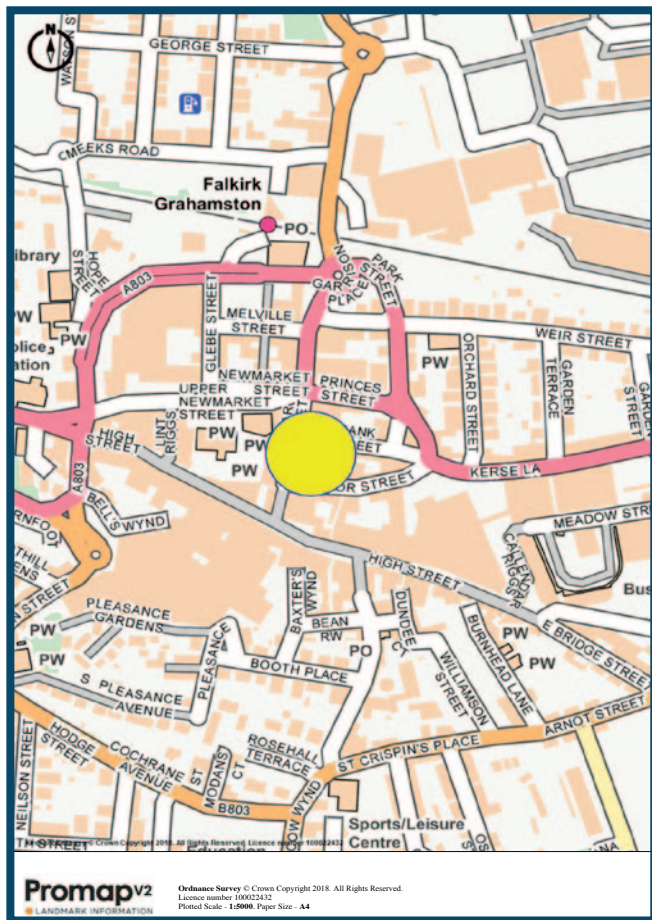
LOCATION

The subjects occupy a prominent position on the northern side of Manor Street, lying in close proximity to its junction with Kirk Wynd and to Falkirk’s pedestrianised High.

Manor Street comprises a popular secondary commercial/retail location forming part of Falkirk town centre with nearby occupiers including Habaneros and William Hill bookmakers along with The Wellington Bar and Costa Coffee.

Falkirk itself comprises a principal town within Central Scotland lying approximately equidistant between Edinburgh and Glasgow within the heart of the central belt. The town forms the main administrative centre for the surrounding Falkirk district and as such provides extensive retail, leisure and local Government facilities.

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



ACCOMMODATION

We calculate that the subjects provide the following Net Internal Areas:-

- Retail Area - 34.65 sq.m (373 sq.ft)
- Basement - 20.34 sq.m (219 sq.ft)

RATEABLE VALUE

We note from the Scottish Assessor’s website that the subjects are entered in the current Valuation Roll at a Rateable Value of £7,600.

The Small Business Bonus Relief Scheme which was introduced on 1st April 2008 will remain in force for 2018 – 2019 and, given the Rateable Value of the subjects, eligible parties will benefit from a 100% discount.

PRICE:

Offers of £80,000 invited for the benefit of our client’s feuhold equivalent.

OFFERS

All offers should be submitted in strict Scottish Legal form to this office.

D M Hall LLP
Chartered Surveyors
Unit 6a The Courtyard
Callendar Business Park
Falkirk
FK1 1XR

Tel: 01324 628321
Fax: 01324 612147

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

EPC:

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

VAT

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

VIEWING

Strictly by appointment through the Sole selling Agents.

DATE OF PUBLICATION

December 2018



DESCRIPTION

The subjects comprise retail premises arranged over the ground and basement floors of a four storey and basement corner tenement block of traditional stone construction, contained under a pitched and slated roof.

The retail frontage to Manor Street comprises a timber/ glazed entrance door together with two timber casement single glazed display windows.

Internally the ground floor is arranged to provide a main retail area with treatment room while the basement provides a further treatment room together with storage and ancillary sections.

IMPORTANT NOTE

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