

TO LET

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David Allison & Company
Chartered Surveyors



OFFICE / RETAIL UNIT

10 Manor Street, Falkirk, FK1 1NH

- Attractive retail unit
- Net Internal Area: **41.08 sq m (442 sq ft)**
- Convenient town centre location
- Rental offers in the region of **£7,500** per annum

David Allison & Company Chartered Surveyors
Tel: 0141 375 1555
135 Buchanan Street, Glasgow, G1 2JA



www.dallisonandco.co.uk

LOCATION

Falkirk is a market town in Scotland's central belt, situated approximately 24 miles east of Glasgow City Centre and some 26 miles west of Edinburgh. The town has a population of around 37,000 persons and serves an estimated catchment of approximately 140,000 persons within a six mile radius.

The subjects occupy a convenient town centre location close to the pedestrianised Main Street and within walking distance of bus and railway stations.

The location plan opposite shows the approximate location of the subjects.

GENERAL DESCRIPTION

The subjects comprise a single windowed shop contained in a 3 storey sandstone tenement building.

The shop is bright and modern internally and divided into a front shop, back shop with stainless steel sink unit and toilet accommodation with WC and wash-hand basin.

ACCOMMODATION & FLOOR AREA

From measurements taken in the building we have calculated the floor area on a net internal basis in accordance with the RICS Code of Measuring Practice (6th Edition) to be approximately as follows:-

41.08 sq m (442 sq ft)

RATING ASSESSMENT

The subjects are currently shown in Valuation Roll as follows:

Office – Rateable Value: £9,900

Based on the above Rateable Value a qualifying business could benefit from rates relief up to 100% under the current Small Business Bonus Scheme.

RENTAL/LEASE TERMS

Rental offers in the region of **£7,500** per annum are invited for a new lease for a negotiable period of time on standard full repairing and insuring terms.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for payment of their own legal costs to be incurred in any transaction.

VIEWING/FURTHER INFORMATION

Strictly through the agents:

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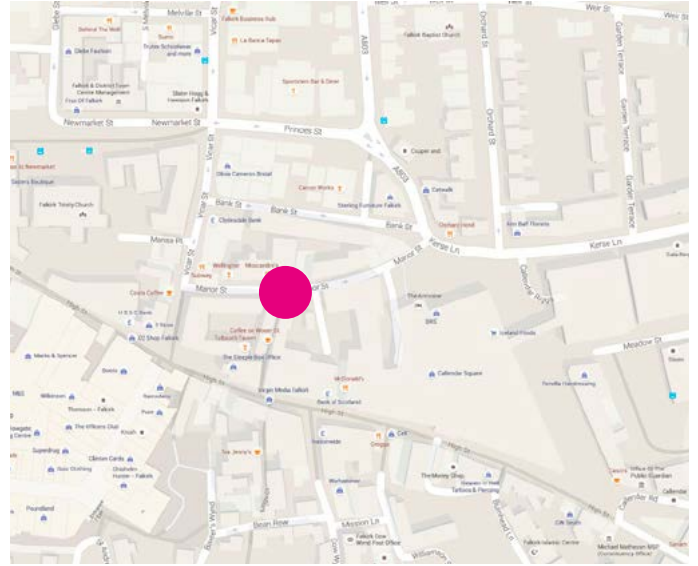
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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

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EPC

The properties have been assessed for energy performance and currently have a 'E' rating.

