



FOR SALE - OFFICE

39 VICAR STREET,
FALKIRK,
FK1 1LL

- Flexible first floor office suite
- 2 Private parking spaces
- Net internal area – 136.37 sq m (1,468 sq ft)
- Possible development opportunity subject to planning

LOCATION:

The subjects occupy an excellent town centre position on the eastern side of Vicar Street, immediately to the north of its junction with Princes Street and Newmarket Street, lying in close proximity to Falkirk's Grahamston Station.

The surrounding area is given over to a variety of commercial and residential usage with nearby occupiers including Monterey Jacks Restaurant, The Citizens Advice Bureau, Lesley Anderson Law and Slater Hogg & Howison.

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 over 33,000 people.

The town's position within the heart of the Central Belt ensures that Falkirk 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.

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

DESCRIPTION:

The subjects comprise a first floor office suite contained within an attractive, three storey sandstone building which is contained under a pitched and slated roof.

Access is via a shared ground floor entrance door from Vicar Street with a further entrance door provided to the rear car park.

Internally the subjects are arranged to provide a reception area together with a number of office rooms, further storage room, a walk-in safe, storage cupboards, tea prep facility and two toilet facilities.

The subjects are finished to an appropriate standard throughout with space heating by means of wall mounted radiators served from a gas fired boiler.

ACCOMMODATION:

We would summarise the accommodation as undernoted:-

First Floor – Net Internal Area – 136.37 sq m (1,468 sq ft)

RATEABLE VALUE:

Having regard to the Scottish Assessors Association website we note that the subjects are entered in the valuation roll at rateable value £15,200.

The Small Business Bonus Relief Scheme was introduced on the 1st April 2008 and will remain in force for 2023/2024. Given the rateable value of the property, eligible businesses will benefit from 20% rates relief.

PRICE

Offers of £140,000 are invited for the benefit of our clients absolute ownership.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificates (EPCs) for the subjects is available upon request.

OFFERS/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

michael.mcintyre@dmhall.co.uk
juliet.robertson@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:

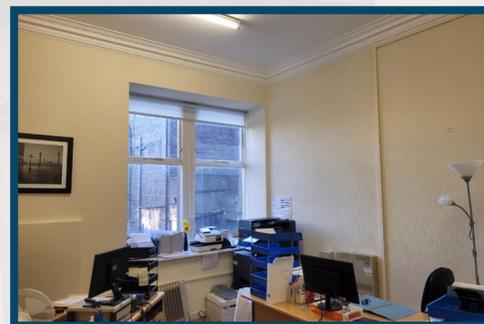
By agreement.

VIEWING:

Strictly by appointment through the sole selling agents.

Ref: ESA3219

Date of publication January 2024



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 to 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 warrant 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.