

# DM HALL

# For Sale

Retail Premises



25 Main Street,  
Brightons,  
FK2 0JS

79.12 SQ M  
851 SQ FT

# Property Details

- Retail premises fitted out as a hairdresser and beauty salon
- Accommodation arranged over the ground and attic floors
- Well presented throughout
- Offers over £95,000 are invited



## LOCATION:

The subjects are situated on the northern side of Main Street a short distance to the west with the junction of Randolph Crescent within Brightons.

The village of Brightons lies astride the B805 road, approximately 6 miles to the east of Falkirk town centre, adjacent to the towns of Polmont and Lauriston, each of which lie to the north.

The village is predominantly residential in nature although providing adequate local retail and associated facilities, with more extensive provisions afforded within Falkirk itself, which forms the main administrative centre for the surrounding district.

Brighton's benefits from excellent road communication links, with junction 4 of the M9 lying only 2 miles to the northeast. In addition, the subject are situated in close proximity to Polmont station, which lies on the main Edinburgh to Glasgow rail route.

The property itself forms part of a small parade of similar units in a mixed residential and commercial location.



# Property Details

## DESCRIPTION:

The subjects comprise retail premises which are arranged over the ground and attic floors of an end terraced single storey and attic property. The original building is of stone construction with a pitched and slated roof and the building has been extended to the rear by means of a brick built and rendered rear extension which has a bituminous felt covered roof.

Located to the rear of the property is an enclosed area of garden ground.

The frontage has a recessed timber framed and glazed entrance door which is protected externally by double leaf timber storm doors and there is a timber framed display window which has a roller security shutter.

Internally the accommodation has been fitted out as a hairdressing salon and is well presented, providing 8 chair positions, 2 hair washing positions and reception/customer waiting area. To the rear is a staff room, toilet compartment and storage.

Completing the property is the attic level which provides a treatment room and there is also a separate storage room.

## ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

Floor	Accommodation	sq m	sq ft
Ground	Hairdressing salon, staff room, storage and toilet compartment	55.44	597
Attic	Treatment room and storage	23.68	254
<b>TOTAL</b>		<b>79.12</b>	<b>851</b>

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is D.

## NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £5,900 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.



# Property Details

## PROPOSAL:

Offers over £95,000 are invited.

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT:

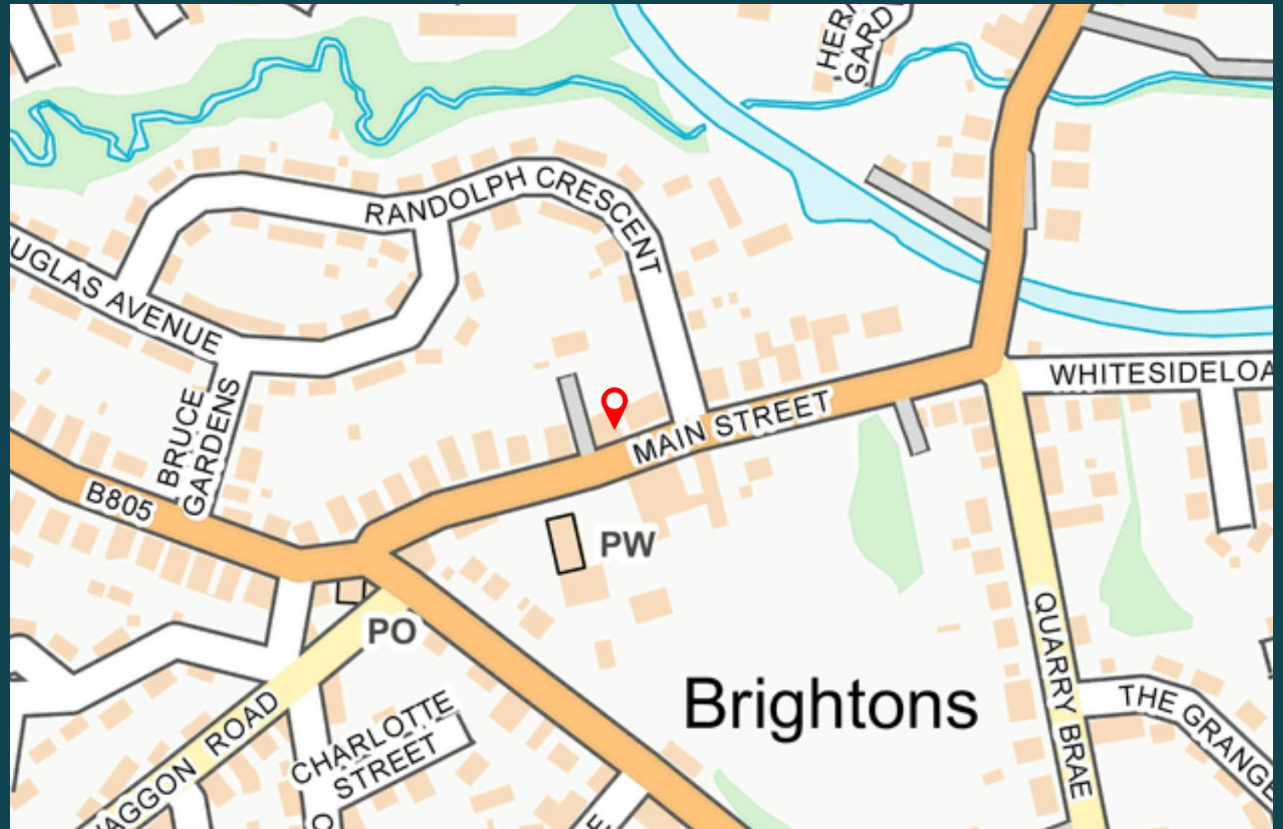
All prices quoted are exclusive of VAT which may be chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-

## ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.



## Make an enquiry

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**DM HALL**



Regulated by

**RICS**

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