

# DM HALL

## To Let

Showroom/Leisure

1 Burnbank Road  
Falkirk  
FK2 7PE



Artists Impression

514.60 SQM  
5,540 SQFT

# Property Details

- Refurbished showroom/leisure opportunity.
- Thought suitable for showroom, retail warehouse, gym or similar uses, subject to consent.
- Premises can be adapted/developed to suit specific occupier requirements, subject to terms.
- Secure external area of circa 1,200 sqft
- Offers in the region of £50,000 PAX

## LOCATION:

The subjects are situated the southern side of Burnbank Road, a short distance to the west of its junction with Grahams Road, lying to the north of Falkirk town centre.

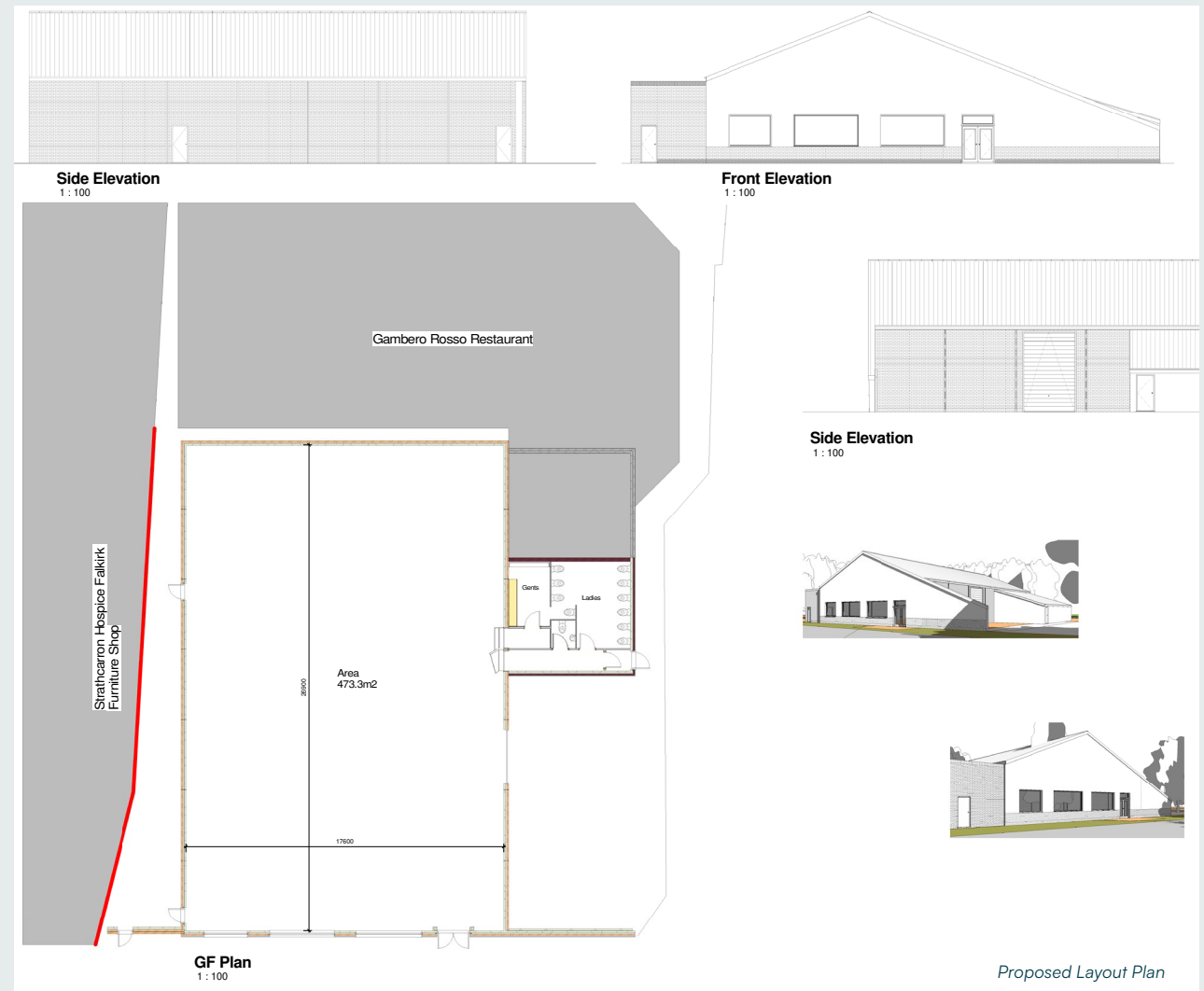
The premises are situated within an area of mixed commercial usage, including a number of showrooms, accommodating occupiers including Carpetways Falkirk, Lazydays Sofa and Strathcarron Hospice Furniture shop. In addition the property is positioned adjacent to Gambero Rosso Italian Restaurant, Victoria Houston Pram Centre and Bedworld.

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 30,000 people and an immediate catchment of 160,000.

## DESCRIPTION:

The subjects comprise flexible premises which could accommodate a range of prospective uses, the building being of steel frame construction with brick/block in fill walls, largely having a rendered external finish. The principal roof is of a pitched design clad in profile metal sheeting.

While historically having comprised a nightclub premises the property is now to be refurbished in order to provide flexible retail/leisure space which could suit a variety of prospective users.



The owner is willing to consider adaption of the subjects to suit individual occupier requirements, subject to agreeing suitable terms.

The subjects have an exclusive enclosed outside area of approximately 1,200 sq feet ( former smoking area ) and large shared car park, direct access to the Forth and Clyde canal towpath in between Kelpies and Falkirk Wheel

## ACCOMMODATION & FLOOR AREAS :

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

Ground Floor	514.60 sqm	5,540 sqft
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## ENERGY PERFORMANCE:

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

# Property Details

## NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £20,500 per annum.

## PROPOSAL:

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

Offers in the region of £50,00 per annum exclusive are sought.

## LEGAL COSTS:

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

## VAT:

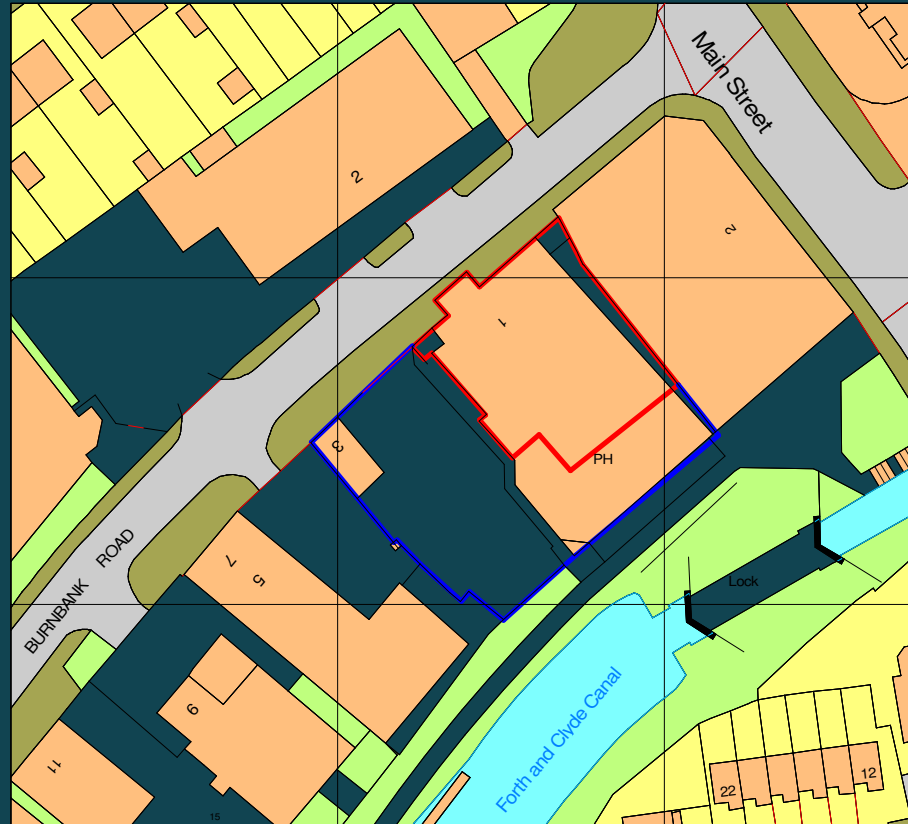
All prices quoted are exclusive of VAT which maybe chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole 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.



Proposed Layout

## Make an enquiry

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