

DM HALL

For Sale

SALON/OFFICE

**108B Main Street,
Larbert, FK5 3AS**



**18.65 sq m
201 sq ft**

Property Details

- Detached salon/office unit
- 2 dedicated parking spaces
- Current passing rental £4,750 pax
- Let until 11/07/2028
- Tenants break option 11/07/2026
- Offers of £45,000 invited.

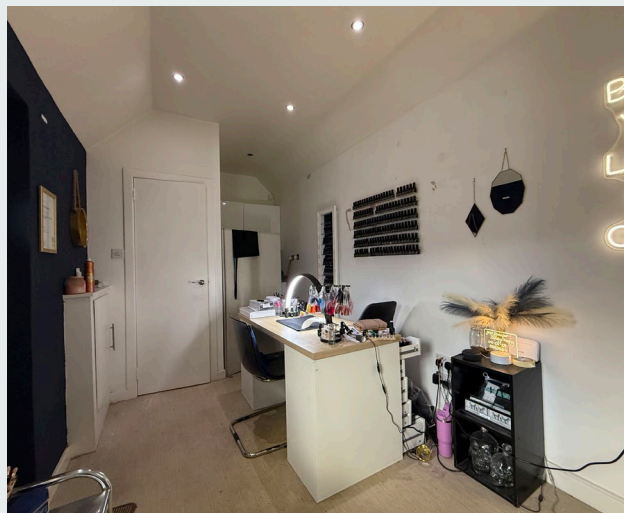
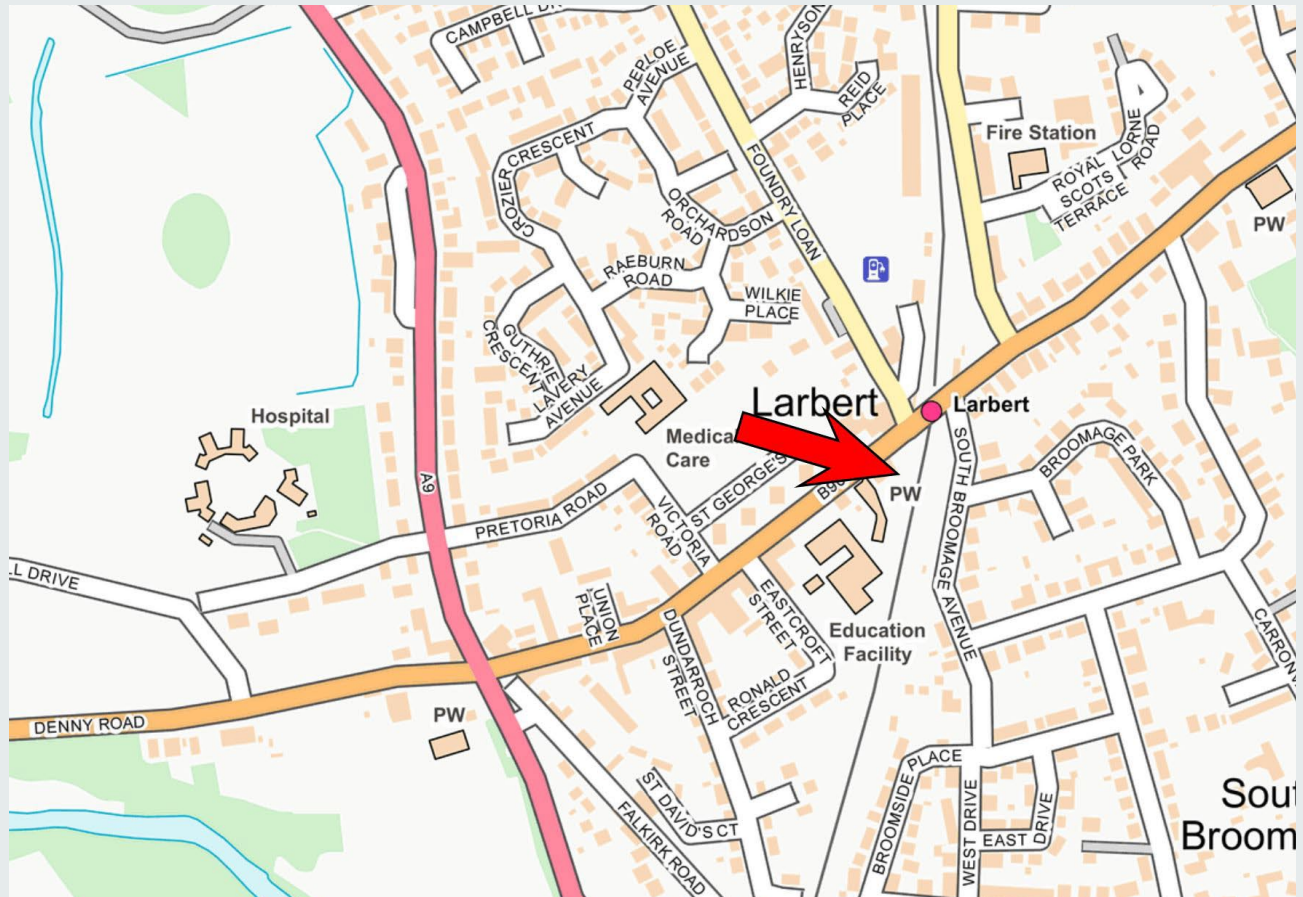
LOCATION:

The subjects are located on the eastern side of Main Street in close proximity to its junction with Foundry Loan, forming part of Larbert's principal commercial centre.

The building itself lies to the rear of the main building line accessed via a shared pend directly from Main Street.

The surrounding area is given over to a variety of commercial and residential usage with nearby occupiers including Larbert Pharmacy, The Hair Studio and Howdens.

Larbert's position within the heart of the central belt ensures that the town benefits from excellent communication links with junction 2 of the M876 lying to the northwest. Larbert also has the benefit of a main line railway station which provides a direct link to Glasgow, Edinburgh and the north, with the town therefore having become a popular commuter location given its ease of accessibility to the remainder of the central belt.



Property Details

DESCRIPTION:

The subjects comprise a detached salon/office premises contained within a single storey building which is assumed to be of rendered brick/block construction contained under a pitched and slated roof.

Internally the subjects are arranged to provide a reception/waiting area, private treatment room and toilet facility.

The subjects are finished to an appropriate standard throughout, the reception/waiting area having the benefit of a tea preparation section.

ACCOMMODATION:

We would summarise the accommodation as undernoted:

Ground Floor: Gross internal area 18.65 sq m 201 sq ft

LEASE TERMS:

The subjects are presently let to Ms Jennifer Alexander on a 5-year internal repairing and insuring lease from the 12th July 2023. The tenant has the option to break on the 11th July 2026 subject to the provision of no less than 6 months' notice. The passing rental is £4,750 per annum exclusive with a two-month rental deposit having been paid prior to entry.

SALE TERMS:

Offers of £45,000 are invited.

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £3,800 per annum.

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

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.

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents:-

Make an enquiry

Michael McIntyre

Juliet Robertson

Falkirkproperties@dmhall.co.uk

DM Hall Commercial Department

**DM Hall, Unit 6a The Courtyard, Callendar
Business Park, Falkirk, FK1 1XR**

01324 628321

DM HALL



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