

DM HALL

For Sale

Retail Premises

244 Main Street
Camelon
FK1 4DY

25.05 SQ M
270 SQ FT



Property Details

- Well-presented retail premises
- Busy main road frontage
- Suitable for a variety of users
- Currently let until 5 May 2025
- Passing rent £6,000 per annum exclusive
- Offers of £38,000 sought

LOCATION:

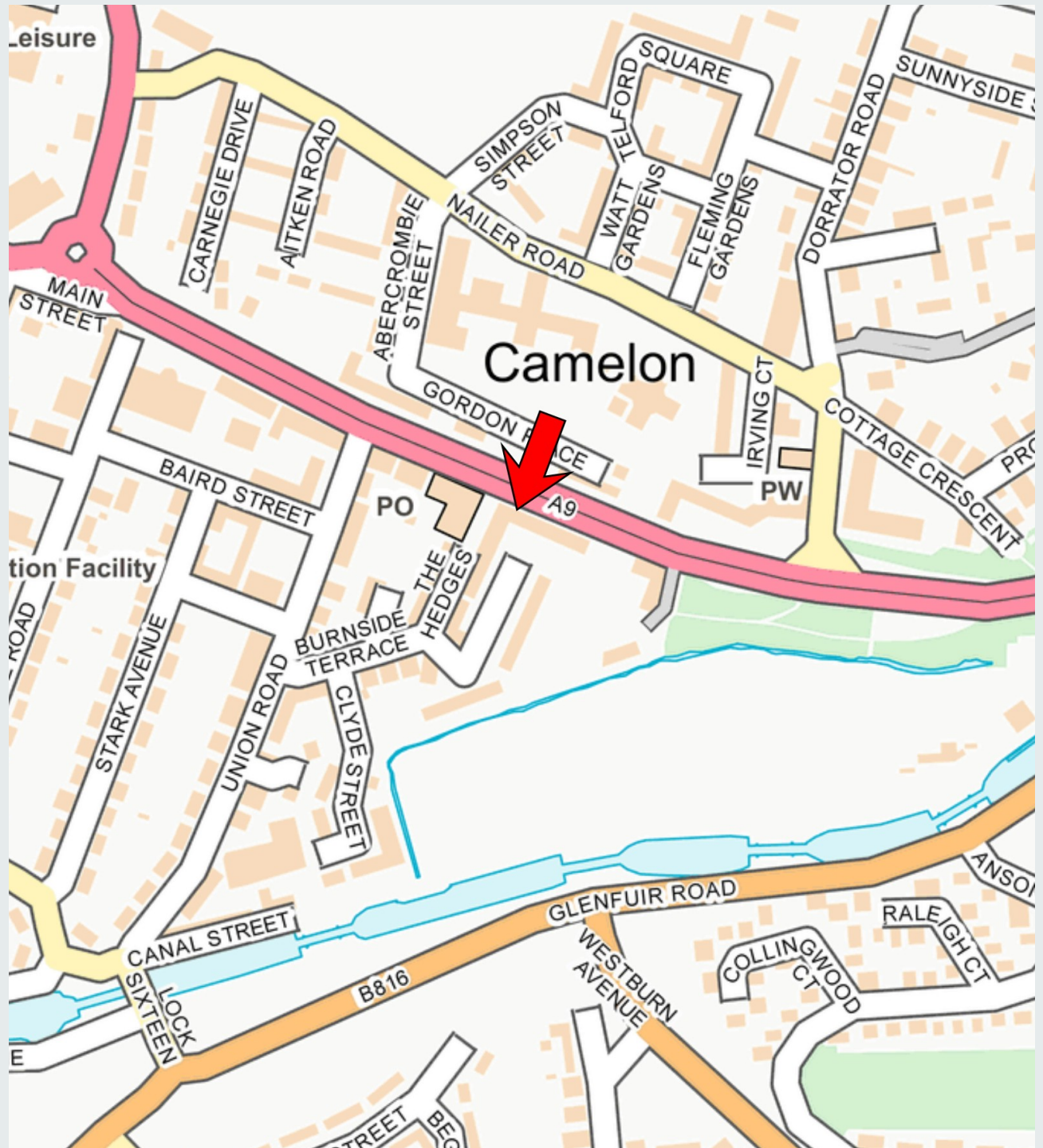
The subjects occupy a prominent, main road position on the southern side of Main Street (A9) forming part of the eastern periphery of Camelon's principal commercial centre.

The surrounding area is given over to a variety of commercial and residential uses, with nearby occupiers including Flowers By Aileen, Stichin Time and SC Barbers.

Camelon itself lies on the western outskirts of Falkirk, astride the A803 road route, approximately 1.5 miles from the town centre.

Camelon and Falkirk's position within the heart of the central belt ensures that they benefit from excellent communication links with the M9 and M876 lying to the east and west respectively.

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



Property Details

DESCRIPTION:

The subjects comprise retail premises arranged over the ground floor of a 3 storey building which is of rendered brick construction contained under a pitched and slated roof. The premises incorporate a single storey rear projection which is of similar construction, contained under a flat felt clad roof.

The retail frontage to Main Street comprises an aluminium/glazed entrance door together with a UPVC double glazed display window.

Internally the subjects are arranged to provide a front retail area, rear store/staff section and toilet facility.

The premises are finished to an attractive standard throughout and could suit a range of retail and associated Class 1A users.

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	sq m	sq ft
Ground	25.05	270

ENERGY PERFORMANCE:

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

DM HALL



Regulated by
RICS

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £4,350.

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

LEASE TERMS:

The subjects are presently let to a private individual until the 5th May 2025 on internal repairing only terms at a rental of £6,000 pax.

The tenant has served a notice to quit and the subject will be vacant as of the expiry date.

SALE TERMS:

Offers of £38,000 are invited for the benefit of our client feudal equivalent interest.

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.

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

Juliet Robertson

Michael McIntyre

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

01324 628321

Falkirkproperties@dmhall.co.uk

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 or 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 warranty 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