

# DM HALL

## For Sale/ To Let

Retail

96 Stirling Street,  
Denny,  
FK6 6DJ



Ground Floor  
119.37 SQ M — 1,285 SQ FT  
Lower Ground Floor  
53.97 SQ M - 580 SQ FT



# Property Details

- Prominent town centre location
- Busy main road frontage
- Flexible internal layout
- Offers of £125,000 or £12,500 pax sought

## LOCATION:

The subjects are situated on the northern side of Stirling Street, in close proximity to its junction with Carronbank Crescent, forming part of the northern periphery of Denny's main commercial centre.

In this respect the surrounding area is given over to a variety of commercial and residential use with nearby occupiers including a Co-operative Food Street, The Golden Chip and Hair at 106.

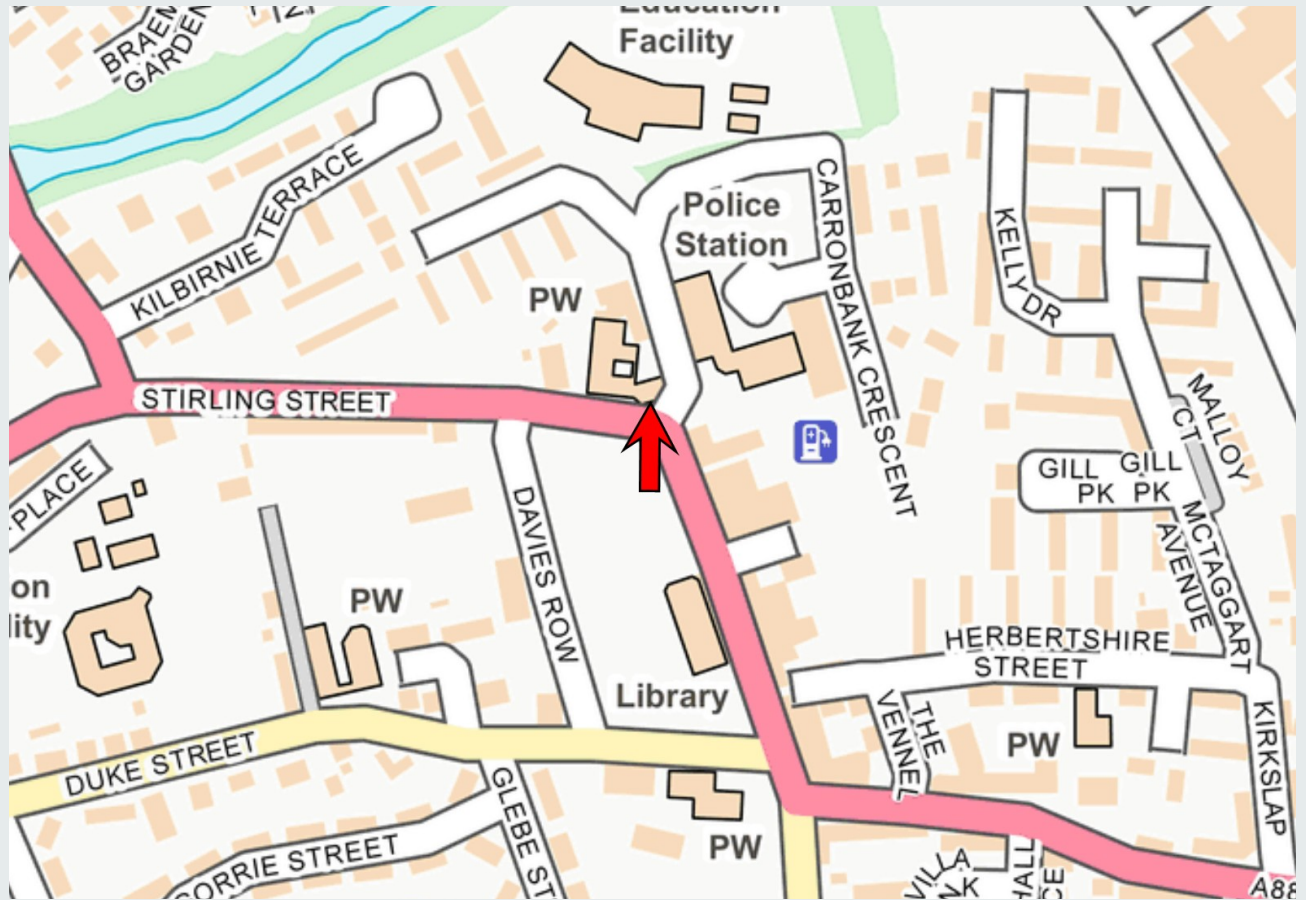
Denny itself forms an established town within Central Scotland lying at the junction of the A883 and A872 road routes, approximately 6 miles west of Falkirk and some 7 miles south of Stirling.

The town provides a variety of Local Authority and private housing stock having seen significant modern developments within recent times. In addition, Denny provides adequate local retail, educational and associated facilities with more extensive provisions afforded within nearby Falkirk which forms the main administrative centre for the surrounding district.

## DESCRIPTION:

The subjects comprise retail premises arranged over the ground and lower ground floors of a detached 2 storey building which is of rendered stone/brick construction contained under a pitched and slated roof.

The subjects enjoy a large retail frontage to Stirling Street comprising 2 sets of timber/glazed entrance doors together with a series of display windows.



# Property Details

Internally the ground floor provides 2 interconnecting retail areas together with a rear store/kitchen while the lower ground floor is arranged to provide 2 main storage areas together with a toilet facility.

## ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition, the ground floor on a net internal basis with the first floor on a net internal basis.

Unit	SQ M	SQ FT
Ground Floor	119.37	1,285
Lower Ground Floor	53.97	580

## ENERGY PERFORMANCE:

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

## NON DOMESTIC RATES:

Having regard to the Scottish Assessors Association website we note that the subjects are entered in the valuation roll at rateable value £16,800

## PRICE:

Offers of £125,000 are invited for the benefit of our clients absolute ownership.

## LEGAL COSTS:

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

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**RICS**

## LEASE TERMS:

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

## RENTAL:

Offers of £12,500 pax are sought.

## VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents.

## 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.

# Make an enquiry

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**DM Hall Commercial Department**

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