

# DM HALL

## To Let

**Retail/Class 1A**

14 Henderson Street,  
Bridge of Allan,  
FK9 4HT

64.89 SQ M  
698 SQ FT





# Property Details

- Prominent town centre location
- Highly visible return frontage
- Rare opportunity to lease
- Attractively refurbished
- Offers at £15,000 pax are sought

## LOCATION:

The subjects enjoy a prominent and highly visible position situated on the southern side of Henderson Street at its junction with New Street forming part of the western section of Bridge of Allan's principal town centre.

Bridge of Allan is an established good quality primarily residential settlement which is situated immediately to the north of Stirling the main administrative centre for the area.

The town has typically local shopping, social and educational facilities and benefits from ready access to the wider regional facilities afforded by Stirling.

Henderson Street comprises Bridge of Allan's trading thoroughfare within the surrounding area given over to a variety of retail commercial usage. Nearby occupiers include Ciao, Alan Water Café and Run For it.

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

## DESCRIPTION:

The subjects comprise a retail premises arranged over the ground floor and lower ground floors of a two storey and lower ground floor corner building which is of stone construction, contained under a pitched and slated roof.



# Property Details

The retail frontage to Henderson comprises double, timber/ glazed entrance doors together with four timber casement single glazed display windows, two of which partly wrap round onto New Street.

Internally the ground floor of the premises provides an open plan retail/office area with the lower ground floor providing a principal staff/storage section together with toilet facility.

## ACCOMMODATION:

We calculate that the subjects extend to the following net internal areas:

Floor	SQ.M	SQ.FT
Ground	37.10	400
Lower ground	22.45	242

The above calculated area has been calculated for our agency purposes only and should be used for no other purpose.

## RATEABLE VALUE:

Having regard to the Scottish Assessors Association website we note that the subjects are entered into the current Valuation Roll at a rateable value of £8,700.

The Small Business Bonus Relief Scheme was introduced on the 1st April 2008 and will remain in force for 2019/2020 and, given the rateable value of this suite, eligible businesses will benefit from 100% discount.

## LEASE TERMS:

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



## RENT

Offers of £15,000 per annum exclusive are sought.

## VIEWING:

Strictly by arrangement with the sole letting agents.

## VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificates (EPCs) for the subjects is available upon request.

## LEGAL EXPENSE:

Each party will be responsible for the payment of their own legal costs. The incoming tenant will be responsible for the payment of any LBTT, registration dues and VAT incurred.

## OFFERS:

All offers should be submitted in strict Scottish Legal Form to the Falkirk Office.

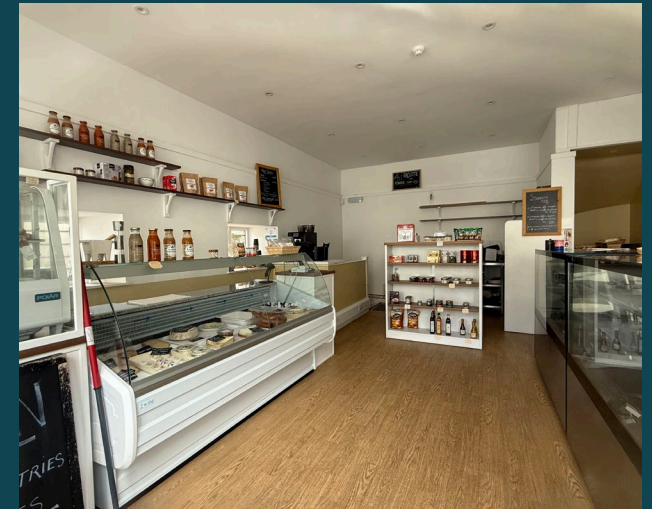
## ANTI MONEY LAUNDERING:

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.

## DATE OF ENTRY:

By agreement.



# 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**

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