

# DM HALL

## To Let

Fully fitted Salon

230 Main Street,  
Camelon,  
FK1 4DY



40.38 sq m  
435 sq ft



# Property Details

- Fully fitted salon premises
- Busy main road frontage
- Property benefits from main salon area, beauty room and kitchen
- Offers of £7,250 pax

## LOCATION:

The subjects occupy a prominent, main road frontage, lying on the southern side of Main Street (A803) to the eastern periphery of Camelon town centre.

The surrounding area is given over to a variety of commercial and residential uses, and the location is home to both local and national occupiers.

Camelon lies on the western outskirts of Falkirk, astride the A803 road route, approximately one and half miles from the town centre.

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 33,000 people and an immediate catchment of over 150,000.

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







# Property Details

## DESCRIPTION:

The subjects comprise a fully fitted salon premises which is arranged over part of the ground floor of a two storey, traditional stone built, mid-terraced property which is surmounted by a pitched and slated roof.

The frontage has a painted surround and incorporates a display window and entrance door, both of which are protected externally by roller security shutters.

Internally the accommodation is arranged to provide the front salon area.

The subjects are fully fitted as a salon incorporating a number of cutting stations and two back wash sinks.

## 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	40.38	435

## ENERGY PERFORMANCE:

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

## NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £6,100.

**DM HALL**



Regulated by  
**RICS**

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

## RENTAL:

Offers of £7250 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.

## 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/letting agents

# Make an enquiry

Juliet Robertson

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**DM Hall Commercial Department**

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