

DM HALL

To Let

Retail



Ground and Lower
Ground Floors
MacFarlane
Crescent
Falkirk
FK1 1LQ

Ground Floor —
71.58 SQ M - 770 SQ FT
Lower Ground Floor —
411.45 SQ M — 4,429 SQ

Property Details

- Ground and lower ground floor retail units
- Busy town centre location
- Flexible accommodation which could suit a variety of uses
- Lower ground floor may suit leisure occupier subject to planning
- Available separately or combined

LOCATION:

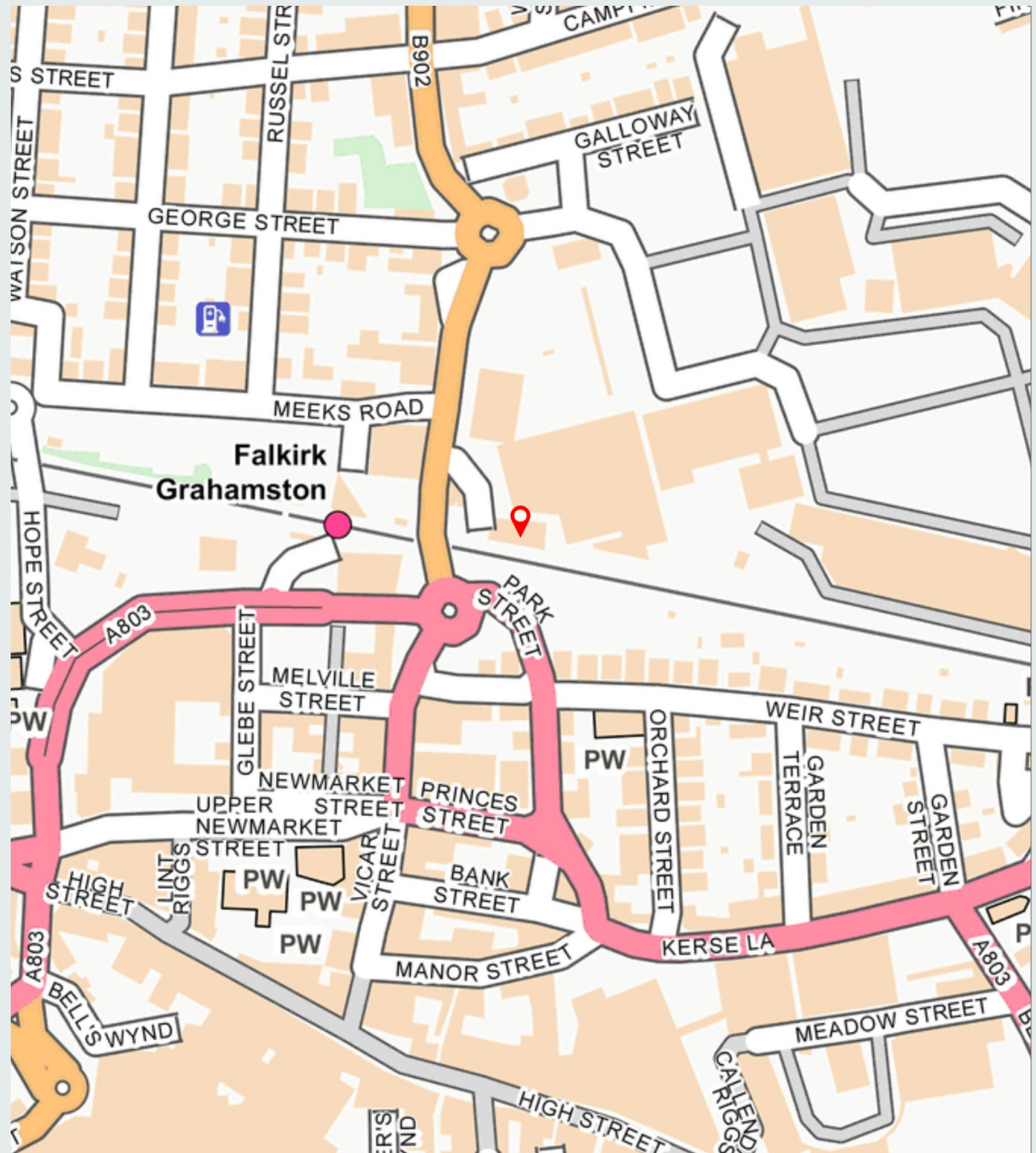
The subjects occupy a busy town centre position lying on MacFarlane Crescent, just off Grahams Road and adjacent to Falkirk's central retail park.

In this respect, the property lies within a busy commercial location with nearby occupiers including Tesco, Pets at Home, The Railway Inn and Costa Coffee.

Falkirk itself comprises an important town within Central Scotland forming the main administrative centre for the surrounding district and as such provides extensive retail, leisure and local Government facilities. The town's position ensures that Falkirk benefits from excellent transportation links to the remainder of the country with the town having a resident population of over 35,000 people and a district catchment of 156,000.

DESCRIPTION:

The subjects comprise two retail suites arranged over ground and lower ground floors of a detached, four storey building which is of rendered brick construction, contained under a flat, felt clad roof.



Property Details

Ground Floor

The ground floor suite has the benefit of its own retail frontage to MacFarlane Crescent comprising double aluminium/glazed entrance doors together with two aluminium framed display windows.

Internally the suite is arranged to provide the main retail area together with a rear toilet facility.

Lower Ground Floor

The lower ground floor suite has a shared access taken directly from MacFarlane Crescent and is arranged internally to provide an open plan retail area together with a rear kitchen and toilet.

The suite configuration may suit a variety of retail occupiers and potentially leisure users such as gyms, Callanetics, Pilates suites etc subject to obtaining appropriate and statutory consents.

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.

Unit	SQ M	SQ FT
Ground floor	71.58	770
Lower ground floor	411.45	4,429

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Regulated by
RICS

ENERGY PERFORMANCE:

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

NON DOMESTIC RATES:

The subjects will require to be reassessed for rates purposes.

LEASE TERMS:

The subjects are offered on an internal repairing and insuring basis, for a period to be negotiated, incorporating rent reviews at appropriate intervals.

RENTAL:

The following rentals are sought

Ground Floor — Offers of £7,500 per annum exclusive

Lower Ground Floor — Offers of £13,000 per annum exclusive

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.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents.

ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

Make an enquiry

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