

DM HALL

To Let

Retail

44 Vicar Street
Falkirk
FK1 1JB



85.84 SQ M
924 SQ FT

Property Details

- Town centre retail/salon premises
- Busy main road frontage
- Suitable for a variety of uses
- 100% rate relief subject to eligibility

LOCATION:

The subjects enjoy a busy main road frontage on the western side of Vicar Street, in close proximity to its principal junction with Weir Street, Hope Street and Grahams Road, forming part of the northern periphery of Falkirk town centre.

The surrounding area is given over to a variety of commercial and residential usage with nearby occupiers including Nest Estate Agents, Minute Man Press, Belvoir Lettings and Falkirk Business Hub.

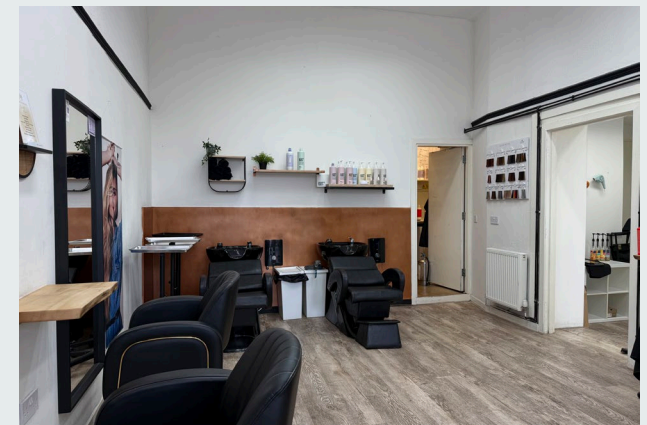
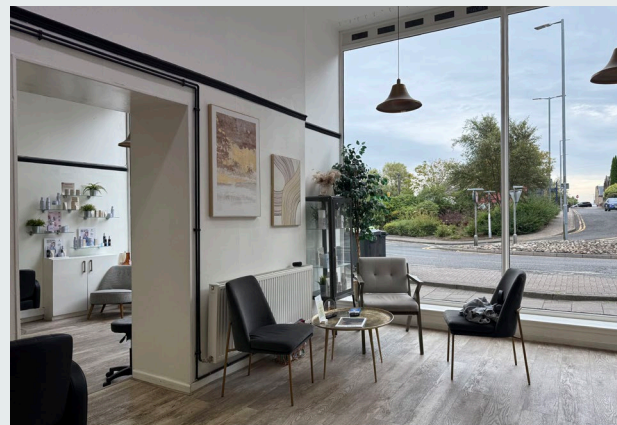
Falkirk itself comprises a principal town within central Scotland lying midway between Edinburgh and Glasgow, affording easy access to the M9 and M876 which bound the town to the east and west respectively. The town forms the main administrative centre for the surrounding district and as such provides a traditional range of retail, leisure and local government facilities.

The approximate location of the property is shown on the plan.

DESCRIPTION:

The subjects comprise a mid-terraced retail premises which is arranged over the ground floor of a three storey traditional stone built property which is contained under a pitched and tiled roof.

The retail frontage to Vicar Street comprises an timber/glazed entrance door together with a series of large display windows.



Property Details

Internally the subjects are arranged to provide two principal retail/salon sections together with a private office, store and toilet facility.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a gross internal basis and is as follows

85.84 sq m 924 sq ft

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 £10,600 per annum.

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

PROPOSAL:

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 £15,000 per annum exclusive are sought.

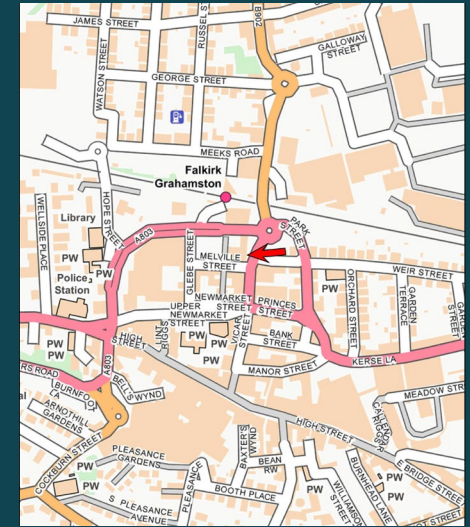
LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction. The incoming tenant will be responsible for any LBTT and registration dues.

DM HALL



Regulated by
RICS



VAT:

We have been advised by the client that the property is not VAT registered.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-

Make an enquiry

Michael McIntyre

Michael.mcintyre@dmhall.co.uk

Juliet Robertson

Juliet.robertson@dmhall.co.uk

DM Hall Commercial Department

**Unit 6a The Courtyard
Callendar Business Park
Falkirk, FK1 1XR**

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