

# DM HALL

# For Sale

Retail/office/Salon/  
Clinic

18 Main Street,  
Brightons,  
FK2 0JT



62.40 SQ M —  
672 SQ FT

# Property Details

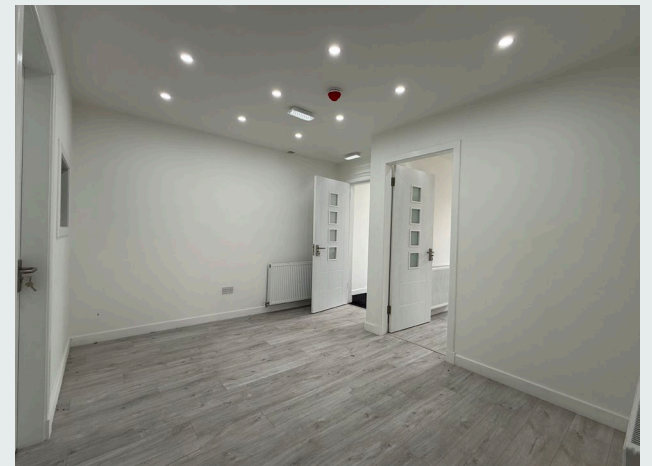
- Refurbished to Health Improvement Scotland Standard for use as a clinic
- Busy main road frontage
- Two dedicated parking spaces
- Suitable for a variety of retail/office/ salon uses
- Offers over £85,000 are sought.

## LOCATION:

The subjects enjoy a prominent main road frontage lying on the southern side of Main Street, immediately to the east of its principal junction with Reading Road, forming part of Brightons principal commercial centre.

Brightons itself comprises an established town within central Scotland lying astride the B805 road route, approximately 4 miles to the southeast of Falkirk and adjacent to the villages of Rumford and Reddingmuirhead. The village provides a range of local authority and private housing stock together with typical retail and associated facilities. Full retail, leisure and local government facilities are provided within nearby Falkirk which forms the main administrative centre for the surrounding district.

In terms of the subjects themselves the property enjoys a busy main road frontage within Brightons principal commercial centre with nearby occupiers including KD Home Improvements, Milk & Honey Hairdressing, Brightons Cross Post Office and The Brightons Inn.



# Property Details

## DESCRIPTION:

The subjects retail/office premises arranged over the ground floor of an end terraced, two storey building which would appear to be of stone and rendered brick construction, under a pitched and slated roof. The premises extend to a single storey rear projection which is of rendered brick design, contained under a flat felt clad roof.

The frontage to Main Street comprises a UPVC/double glazed entrance door together with a series of UPVC double glazed windows.

Internally the property has been configured to provide an entrance vestibule, waiting room/reception, two treatment rooms and appropriate support accommodation.

## ACCOMMODATION & FLOOR AREAS :

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

Unit	SQ M	SQ FT
Ground floor	62.40	672

## 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 £8,200

The Small Business Bonus Relief Scheme was introduced on the 1st April 2008 and will remain in force for 2025/2026. Given the rateable value of the property, eligible businesses will benefit from 100% rates relief.

## PRICE:

Offers over £85,000 are sought.

## LEGAL COSTS:

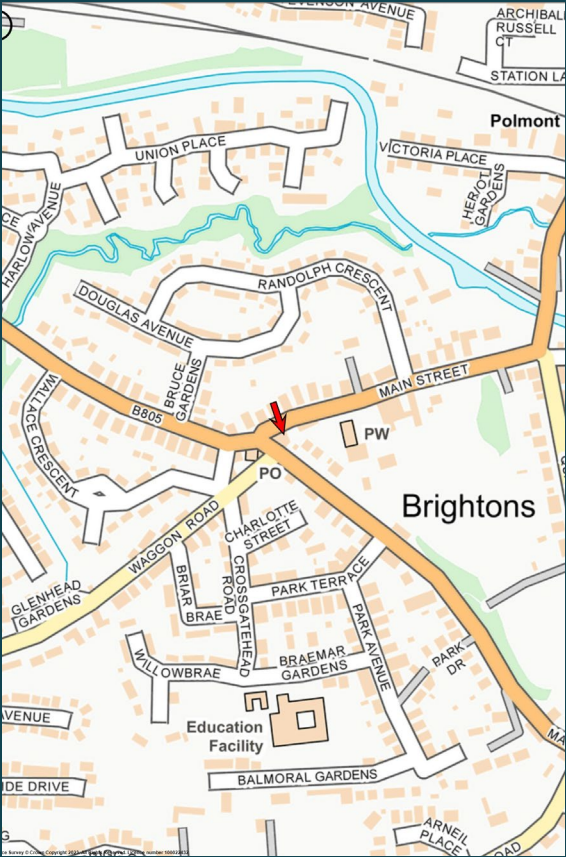
Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents:-



# Make an enquiry

Juliet Robertson

Michael McIntyre

falkirkagency@dmhall.co.uk

**DM Hall Commercial Department**

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

**01324 628321**

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