

DM HALL

To Let

Workshop

238a Main Street,
Stenhousemuir,
FK5 3JP



4,000 Sq ft
371.70 Sq m

Property Details

- Flexible workshop/storage premises
- Attic floor office and ancillary accommodation
- Flexible lease terms available
- Offers of £10,000 per annum exclusive sought

LOCATION:

The subjects are situated to the south of Main Street, lying behind the main building line and accessed via James Street, situated on the western outskirts of Stenhousemuir's principal commercial centre.

The surrounding area is given over to predominantly residential usage albeit the Crown Hotel is located in close proximity, fronting onto Main Street itself.

Stenhousemuir comprises an established town within central Scotland lying astride the B905 road route, approximately three miles north of Falkirk and one mile east of Larbert. The town provides a variety of local authority and private housing stock having seen substantial development during recent years. In addition, Stenhousemuir provides a range of local retail and educational facilities with more extensive provisions afforded within Falkirk which forms the main administrative centre for the surrounding district.

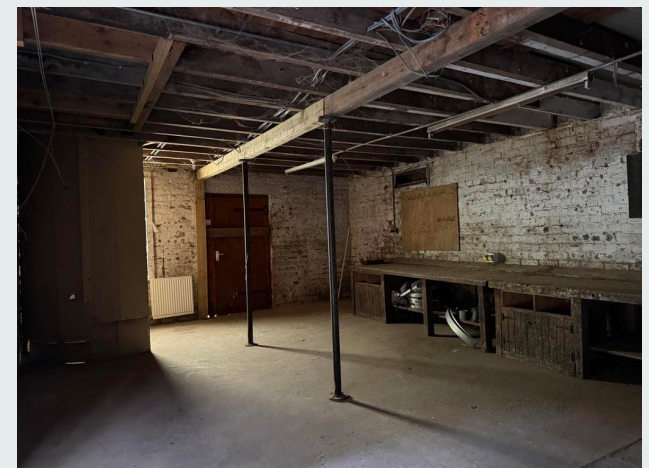
DESCRIPTION:

The subjects comprise workshop premises contained within a brick-built building which is contained under a multipitch roof clad in corrugated iron sheeting.

Vehicular access to the subjects is taken via a timber entrance door with a pedestrian pass door also incorporated.

Internally the subjects provide a main workshop together with ancillary storage section at ground floor level with the attic floor providing a variety of office, staff and ancillary accommodation.

Toilet facilities are provided at ground and first floor levels with 2 shower rooms also provided.



Property Details

The main workshop provides an internal eaves height of 3.3m with the office and ancillary sections.

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:

FLOOR	SQ M	SQ FT
Ground	230.69	2,483
Attic	141.01	1,517
Total	371.70	4,000

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 £10,200 per annum.

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

LEASE TERMS:

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

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RENTAL:

Offers of £10,000 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 may be 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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DM Hall Commercial Department

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