

DM HALL

To Let

Retail Premises

116 Grahams Road,
Falkirk,
FK2 7BZ



87.41 SQ M -
940 SQ FT

Property Details

- Flexible retail/showroom premises
- Busy main road frontage
- Flexible internal layout
- Suitable for a variety of retail/showroom users
- Offers of £12,000 pax sought

LOCATION:

The subjects are situated on the western side of Grahams Road, to the south of its junction with Gowan Avenue, lying to the north of Falkirk town centre.

The property enjoys a prominent retail frontage to Grahams Road which comprises a popular secondary commercial location and the principal access route into Falkirk town centre from the north. Surrounding occupiers include Papa John's Pizza, Dental Scotland and Homeworld.

Falkirk itself comprises a principal town within Central Scotland, lying midway between Edinburgh and Glasgow, affording easy access to 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 location of the subjects is shown on the appended plan.

DESCRIPTION:

The subjects retail premises arranged over the ground floor of a detached, 2 storey and attic building which is of traditional stone construction. The property is contained under a pitched and slated roof which incorporates a dormer projection.



Property Details

The subjects enjoy a large retail frontage to Grahams Road comprising double timber/glazed entrance doors together with a series of 5 framed display windows.

Internally the subjects are arranged to provide the main retail/showroom, private office, kitchen and WC.

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	89.41	940

ENERGY PERFORMANCE:

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

NON DOMESTIC RATES:

Having regard to the Scottish Assessors Association website we note that the subjects are entered in the valuation roll at rateable value £11,400.

The Small Business Bonus Relief Scheme was introduced on the 1st April 2008 and will remain in force for 2024/2025. Given the rateable value of the property, eligible businesses will benefit from 100% rates relief.

DM HALL



Regulated by
RICS

LEASE TERMS:

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 £12,000 per annum exclusive are sought.

LEGAL COSTS:

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

VAT:

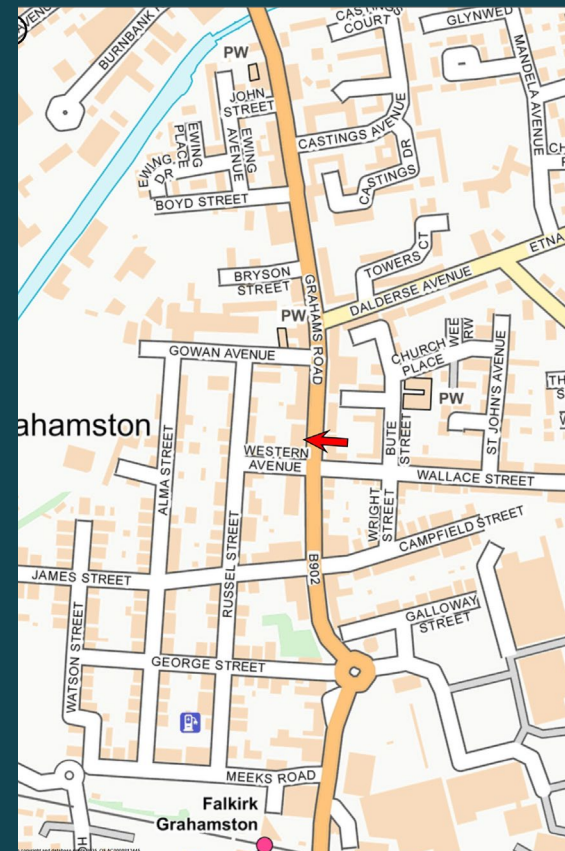
All prices quoted are exclusive of VAT which maybe chargeable. We are advised that the property is not VAT elected.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents.

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.



Make an enquiry

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DM Hall Commercial Department

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IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors