

DM HALL

To Let

**Town Centre Class
1A Retail Unit**

**8 West
Bridge Street,
Falkirk, FK1 5RQ**



Property Details

- Town centre Class 1a retail unit
- Well-presented retail premises
- High levels of passing footfall and traffic
- Extends to 373 sq ft (34.65 sq m)
- Offers of £6,000 pax

LOCATION:

Falkirk is an important town within Scotland's central belt, lying midway between Edinburgh and Glasgow and forming the main administrative centre for the surrounding district. As such, the town provides extensive retail, leisure, and local government facilities. As of 2021, the estimated resident population of Falkirk was 35,650.

8 West Bridge Street enjoys a prominent location on the northern side of West Bridge Street, a busy thoroughfare, at its junction with Wellside Place, and lies close to Falkirk's pedestrianised town centre.

Nearby occupiers are a mix of retail, residential and public sector, including Falkirk Council Central Government offices, Central Advocacy Partners, Unity Mortgages, Honor Hair and Beauty, MTM Lawyers, West End Gallery and Marshal Wilson Estate Agents and Solicitors. As a result, the property has high levels of footfall on top of the passing traffic into the town.

Public car parking is available within walking distance of the premises, as are public transport links - Falkirk Bus Station and Falkirk Grahamston Railway Station.

DM HALL



Regulated by

RICS

COMMERCIAL DEPARTMENT | 01324 628321



DESCRIPTION:

The subjects comprise retail premises over the ground and partial first floor of a mid-terraced, stone-built building that is surmounted by a pitched and slated roof. The unit is entered via a recessed aluminium-framed glazed doorway into an open-plan area accommodating five barber stations and a backwash. The first floor accommodates WCs for staff and customers. The property may be suitable for alternative uses within Class 1A.

ACCOMMODATION:

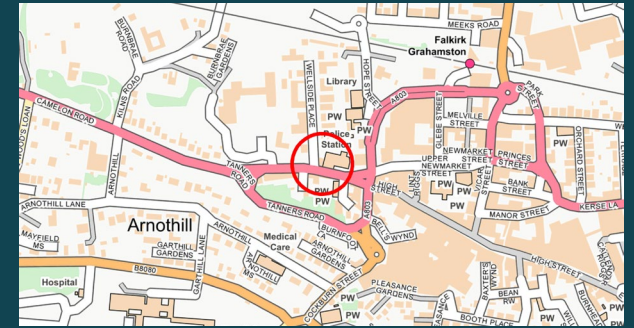
The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows:

373 sq ft (34.65 sq m)

RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £6,000 per annum.

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



LEASE TERMS:

The premises are offered on normal full repairing and insuring terms for a period to be negotiated, incorporating rent reviews at appropriate levels. Offers of £6,000 pax.

ENERGY PERFORMANCE:

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

VAT:

All prices quoted are exclusive of VAT which may be chargeable.

LEGAL COSTS:

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

ENTRY:

Upon completion of legal formalities.

FURTHER INFORMATION:

Strictly by contacting the sole letting agents:-

Make an enquiry

Michael McIntyre

Juliet Robertson

falkirkagency@dmhall.co.uk

DM Hall Commercial Department

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

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