

DM HALL

For Sale

Retail/Class 1a

1 Carron Road,
Bainsford,
FK2 7RS



82.94 SQ M —
893 SQ FT

Property Details

- Flexible retail/office premises
- Prominent main road frontage
- Suitable for a variety of occupiers
- Immediate entry available
- Offers over £80,000 sought

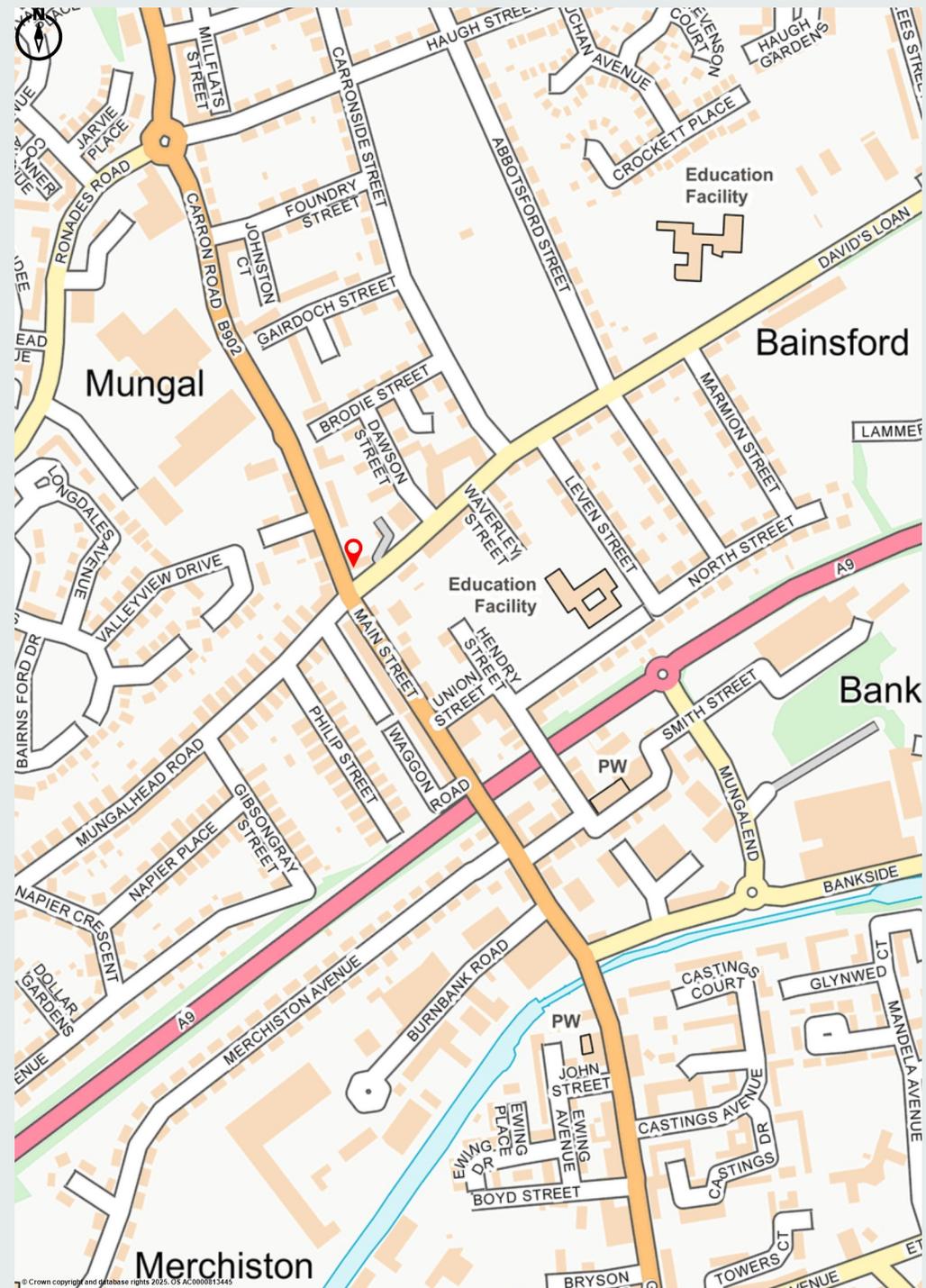
LOCATION:

The subjects occupy a prominent position on the eastern side of Carron Road, immediately adjacent to its junction with David's Loan, forming part of Bainsford's principal commercial centre.

Bainsford itself forms part of Falkirk which comprises an important town within central Scotland, lying midway between Edinburgh and Glasgow, forming the main administrative centre for the surrounding district. As such the town provides extensive retail, leisure and local government facilities having a resident population of over 33,000 people and an immediate catchment of over 150,000. In terms of the subjects themselves the property forms part of Bainsford's principal commercial centre with surround premises given over to a variety of commercial and residential usage. Nearby occupiers include Hair Inspirations, Opticians For Eyes and Debbie's Dog Grooming.

DESCRIPTION:

The subjects comprise retail/class 1a premises, forming part of a 3 storey building which is assumed to be of concrete frame construction having a variety of aggregate panel and rendered brick infill walls. The property is contained under a number of shallow pitched roofs which would appear to be clad in profile metal sheeting.



Property Details

The retail frontage to Carron Road comprises a UPVC/ double glazed entrance door together with a UPVC double glazed display window. The subjects also benefit from a similar UPVC display window to the David's Loan elevation.

Internally the subjects are arranged to provide a reception area, administrative office, 3 treatment rooms and associated support/storage accommodation.

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 with the first floor on a net internal basis.

Unit	SQ M	SQ FT
Ground	82.94	893

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 £8,200.

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

DM HALL



Regulated by
RICS

PRICE:

Offers over £80,000 are invited.

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.

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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