

DM HALL

To Let

Retail

Unit 3,
6 Portdownie,
Falkirk,
FK1 4QZ



80.56 SQ M
867 SQ FT

Property Details

- New retail premises
- Flexible internal layout
- Suitable for a variety of retail/office users
- Canal front location
- Offers of £10,000 pax sought

LOCATION:

The subjects enjoy an attractive canal front position lying on the southern side of Portdownie, to the west of its junction with Lock 16 and south of Camelons main commercial centre.

The area which the property is situated is predominantly given over to commercial usage with nearby occupiers including Candied Ice Cream, The Union Inn, James Scott & Sons and the former Barrs Iron Bru factory.

Falkirk itself comprises an important town within the 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 36,000 people.

DESCRIPTION:

The subjects comprise a new retail unit forming part of a larger scheme which has been completed within recent times.

The premises enjoy a corner position which benefits from a main aluminium/glazed display window to Portdownie while a side entrance door and further display windows are incorporated to the western elevation.

Internally the subjects are finished to a shell standard in readiness for any incoming tenant to implement their fit out.

ACCOMMODATION & FLOOR AREAS :

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

Unit	SQ M	SQ FT
Ground floor	80.56	867

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Regulated by
RICS

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 £6,000.

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.

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 £10,000 per annum exclusive are sought.

LEGAL COSTS:

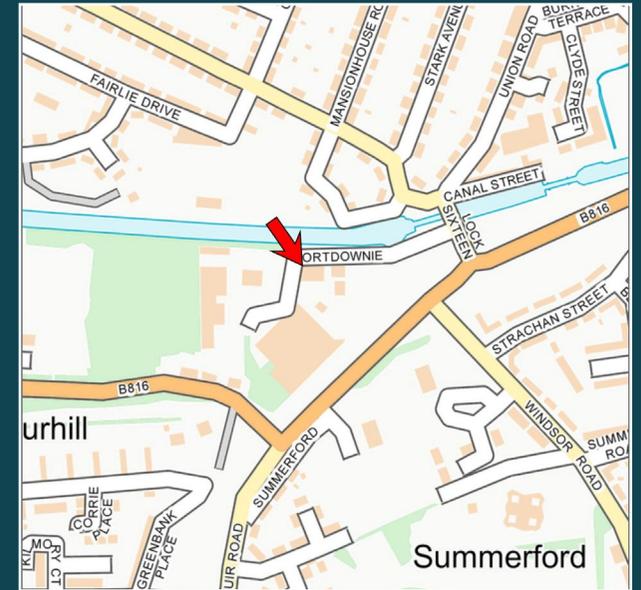
Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents:-



ANTI MONEY LAUNDERING:

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Make an enquiry

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