

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 in the region of £5,500 per annum are invited

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.



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 £5,900 per annum.

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

Make an enquiry

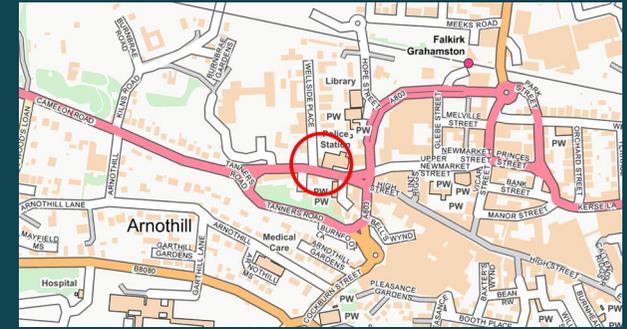
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ANTI MONEY LAUNDERING: Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, 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.

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



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 in the region of £5,500 per annum exclusive sought.

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:-

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

01324 628321