

DM HALL

To Let /
May Sell

Office/Workshop

2 Dundas Street,
Grangemouth,
FK3 8BX



543.51 sq m —
5,850 sq ft

Property Details

- Flexible office/workshop premises
- Could suit a variety of uses including leisure, subject to consent
- Private onsite parking
- Total site area 0.44 acres
- Potential to subdivide

LOCATION:

The subjects are situated on the western side of Dundas Street, in close proximity to its junction with Kerse Road, lying immediately to the south of Grangemouth's principle town centre.

Grangemouth itself lies within the heart of Central Scotland approximately 3 miles east of Falkirk and 23 miles west of Edinburgh. The town provides one of Europe's largest petrochemical centres and is home to one of Scotland's main port facilities, each of which provides significant employment for the surrounding area.

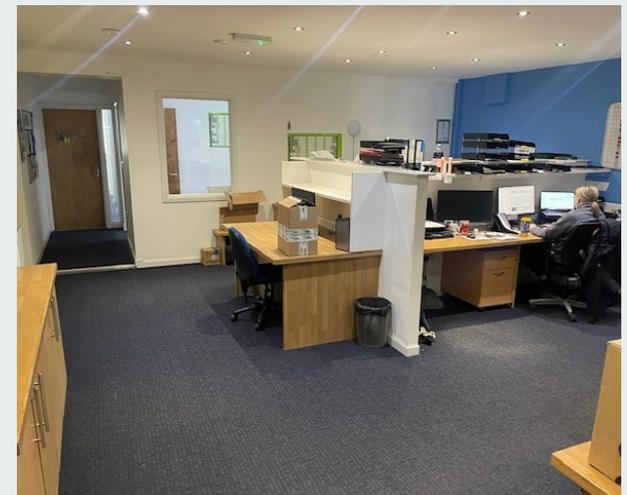
In terms of the subjects themselves the property lies with in an area of mixed residential and commercial usage immediately to the south of Grangemouth's principal town centre. Nearby occupiers include The Royal British Legion, Auto Tune and The Hub Cafe.

DESCRIPTION:

The subjects comprise a former social club building which has been developed to provide office and storage facilities. The building itself is detached, being part two storey and part single storey in height. The subjects would appear to be predominantly constructed in rendered brick and block under a range of flat/mono pitched roofs which, we have assumed, are clad in bituminous felt or similar materials.

Pedestrian access to the subjects is taken from the main frontage with a roller entrance door incorporated to the rear for loading purposes.

Internally the ground floor has been redeveloped to provide a range of open plan and compartmentalised office accommodation together with rear stores, a kitchen and appropriate toilet/ancillary sections. At first floor level the property provides an open plan office section together with a private office, two storage areas and additional wc facilities.



Property Details

ACCOMMODATION:

We would summarise the accommodation on a gross internal basis as undernoted:

Ground floor — 423.39 sqm — 4,557 sq ft
First floor — 120.12 sqm — 1,293 sq ft

ENERGY PERFORMANCE:

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

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.

The subjects are available to let either as a whole or potentially as in component sections, subject to agreeing suitable terms.

RENT:

Offers of £28,000 pax are sought for the entire property.

The landlord will consider letting the first floor and potentially part of the ground floor on an all-inclusive basis, subject to agreeing acceptable terms.

PRICE:

Offers of £295,000 are sought for the benefit of our clients absolute ownership.

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted in the current valuation roll as follows:-

2 Dundas Street - £29,500
Office 1, 2 Dundas Street - £5,000
First Floor Suite, 2 Dundas Street - £7,400
First Floor Store, 2 Dundas Street - £650
First Floor Office, 2 Dundas Street - £1,350

LEGAL COSTS:

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

DM HALL



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RICS

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.

VAT:

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

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents.



Make an enquiry

Michael McIntyre

Juliet Robertson

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DM Hall Commercial Department
Unit 6a The Courtyard
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01324 628321

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