DM HALL

For Sale

Industrial Investment



Merchiston Industrial Estate
Smith St,
Falkirk
FK2 7PD

Property Details

- High yielding industrial investment
- 14 Self Contained units
- 13 units currently let
- Existing rent roll of £149,500 pax
- Significant reversionary potential
- Low capital rate of £36 per sq ft.
- Asset management potential

LOCATION:
The subjects form part of Merchiston Estate and established industrial area lying on the eastern side on Mungalend, forming part of the wider Bankside Industrial area of Falkirk, which lies to the north of the town itself. The estate offers excellent road route communication links with the A9 lying immediately to the north providing direct access to the east and west of the town as well as junction 6 of the M9.

Falkirk itself comprises a principal 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 150,000.

The towns position within the heart of the central belt ensures that Falkirk benefits from excellent communication links with the M9 and M876 lying to the east and west respectively. In addition, Falkirk benefits from two main line railway stations with Falkirk High lying on the main Edinburgh to Glasgow shuttle route.

The approximate location of the property is shown on the plan.



Property Details

DESCRIPTION:
The subjects comprise a detached industrial/workshop building which has been subdivided into 14 independent units which range between 744 sq ft and 4285 sq ft.

The building is of traditional steel frame construction having rendered brick infill walls. The subjects are contained under a multi pitched roof which is clad in profile metal sheeting.

Each of the units has the benefit of an appropriate vehicular entrance door with pedestrian pass doors also provided as relevant.

In the main each unit provides a similar internal layout generally comprising a main workshop area together with appropriate office and ancillary sections which have been adapted in order to suit the needs of the various occupiers.

In the main the workshops provide and internal eaves height of approximately 3.6 metres.

ACCOMMODATION & FLOOR AREAS :

Unit	SQ M	SQ FT
1	131.00	1410
2	131.00	1410
3	131.08	1411
4	258.92	2787
5	332.86	3581
6	137.22	1477
7	338.54	3644
8	238.20	2564
9	318.10	3424
10	322.56	3472
11	69.12	744
12	335.19	3608
13	398.09	4285
14	202.43	2179
Secure compound	0.10 hectare	0.25 acre





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LEASE TERMS

Unit	Tenant	Date of Entry	Lease Term	Lease Terms	Rental (PAX)
1	private individual	01/02/2025	1 year rolling	Internal repairing only	£7,700
2	private individual	01/03/2026	1 year rolling	Internal repairing only	£7,700
3	Raymond Gemil	01/02/2017	1 year rolling	Internal repairing only	£7,700
4	VACANT	VACANT	VACANT	VACANT	VACANT
5	David Grant	01/12/2014	1 year rolling	Internal repairing only	£12,000
6	private individual	01/04/2022	1 year rolling	Internal repairing only	£7,700
7	Mr J O'Donnell	18/05/1990	1 year rolling	Internal repairing only	£13,500
8	Dewar Coaches	18/05/1990	1 year rolling	Internal repairing only	£9,500
9	Elite Recovery	01/06/2015	1 year rolling	Internal repairing only	£12,000
10	David Malgrew	01/12/2025	1 year rolling	Internal repairing only	£12,000
11	Ross Paterson	01/05/2018	1 year rolling	Internal repairing only	£3,300
12	Barry Thomson	01/06/2017	1 year rolling	Internal repairing only	£13,000
13	Craig Wilson	01/11/2025	1 year rolling	Internal repairing only	£10,000
14	Kelpies Coaches	01/11/2026	1 year rolling	Internal repairing only	£8,400
Secure compound	Elite Recovery	01/06/2025	1 year rolling	Internal repairing only	£25,000

NON DOMESTIC RATES:

Unit	Rateable Value
1	£5,900
2	£8,900
3	£7,300
4	£10,300
5	£13,500
6	£6,400
7	£11,900
8	£10,200
9	£11,400
10	£12,100
11	£3550
12	£11,900
13	£14,600
14	£7,400

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

PRICE:
Offers over £1,300,000 are invited for the benefit of our client's absolute ownership reflecting a gross initial yield of 11.5%.

LEGAL COSTS:
Each party will be responsible for paying their own legal costs incurred in this transaction. The incoming tenant will be responsible for any LBTT and registration dues.

VAT:
The subjects have been elected for VAT. It is anticipated that the sale of the property will be treated as a Transfer Of A Going Concern. (TOGC) and therefore no VAT will be payable. Interested parties are encouraged to make their own enquiries in this regard.

SERVICES:
The subjects benefit from mains electricity, water and sewage.

VIEWING ARRANGEMENTS:
Strictly by contacting the sole marketing agents:-

ANTI MONEY LAUNDERING:
Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall is legally required to carry out due diligence on all parties involved in a transaction. Once an offer has been accepted, prospective purchasers, vendors, tenants, or landlords will be required, at a minimum, to provide proof of identity and residence, as well as proof of funds, before the transaction or lease can proceed.

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Make an enquiry

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PROPERTY REF: ESA4001

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