

DM HALL

To Let

Retail



8 Bank Street
Falkirk
FK1 1NB

31.36 sq m
338 sq ft

Property Details

- Attractive retail premises
- Busy town centre location
- Flexible lease terms available
- Offers of £8,000 pax sought
- 100% rates relief for eligible parties

LOCATION:

The subjects enjoy a busy town centre location lying on the northern side of Bank Street, in close proximity to its junction with Kirk Wynd, forming part of Falkirk's main commercial centre.

The surrounding area is given over predominantly to commercial usage with nearby occupiers including GT Mortgages, Your Move and Virgin Money. The Carron Works Bar/Restaurant also lies within close proximity.

Falkirk itself comprises a principal town within central Scotland lying midway between Edinburgh and Glasgow, affording easy access to the M9 and M876 which bound the town to the east and west respectively. The town forms the main administrative centre for the surrounding district and as such provides a traditional range of retail, leisure and local government facilities.

DESCRIPTION:

The subjects comprise retail premises arranged over the ground floor of a three storey building which is of rendered brick/block construction contained under a pitched and slated roof.

The retail frontage to Bank Street comprises a timber/glazed entrance door together with a timber framed display window. The entire frontage has the benefit of electric outer roller security shutters.

Internally the subjects are arranged to provide the main retail area together with a back shop section and toilet facility.



Property Details

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: 31.36 sq m (338 sq ft)

RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £4,650.

We further note that the proposed Rateable Value in terms of the upcoming revaluation of April 2026 is £4,150.

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

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 of £8,000 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.

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.

ENTRY:

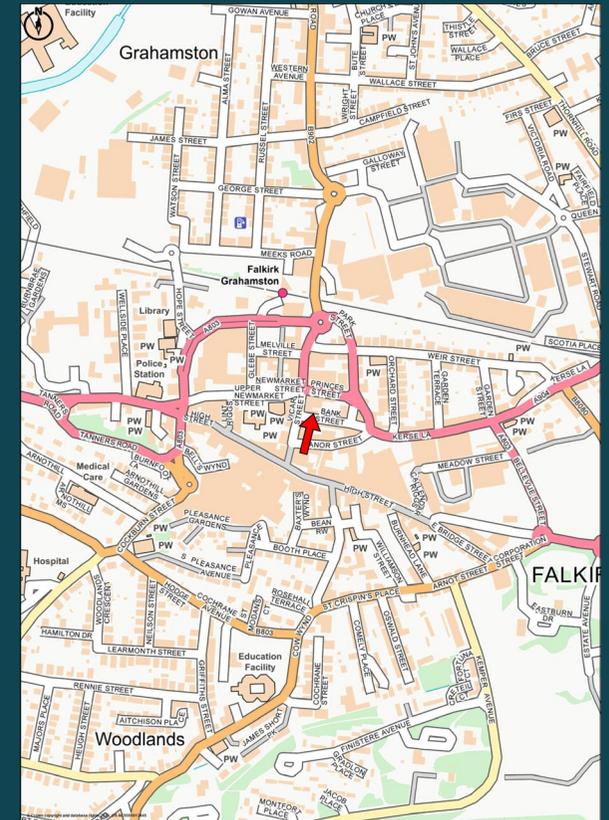
Upon completion of legal formalities.

FURTHER INFORMATION:

Strictly by contacting the sole letting agents.

VIEWING:

Strictly by arrangement with the agents.



Make an enquiry

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