

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 £6,500 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 £6,500 pax 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.

DM HALL



Regulated by
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.

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

Michael McIntyre

Juliet Robertson

falkirkagency@dmhall.co.uk

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

01324 628321

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.