

DM HALL

To Let

Salon/Retail/Office

38c Newmarket
Street, Falkirk,
FK1 1JQ



SQ FT - 632
SQ M - 58.77

Property Details

- Attractive salon premises
- Would suit a variety of salon, retail or office occupiers
- Prominent town centre position
- Finished to a high-quality standard throughout
- Offers of £13,200 pax invited

LOCATION:

The subjects occupy a prominent town centre position lying on the northern side of Newmarket Street, in close proximity to its principal junction with Vicar Street and Princes Street, forming part of the northern periphery of Falkirk's main commercial centre.

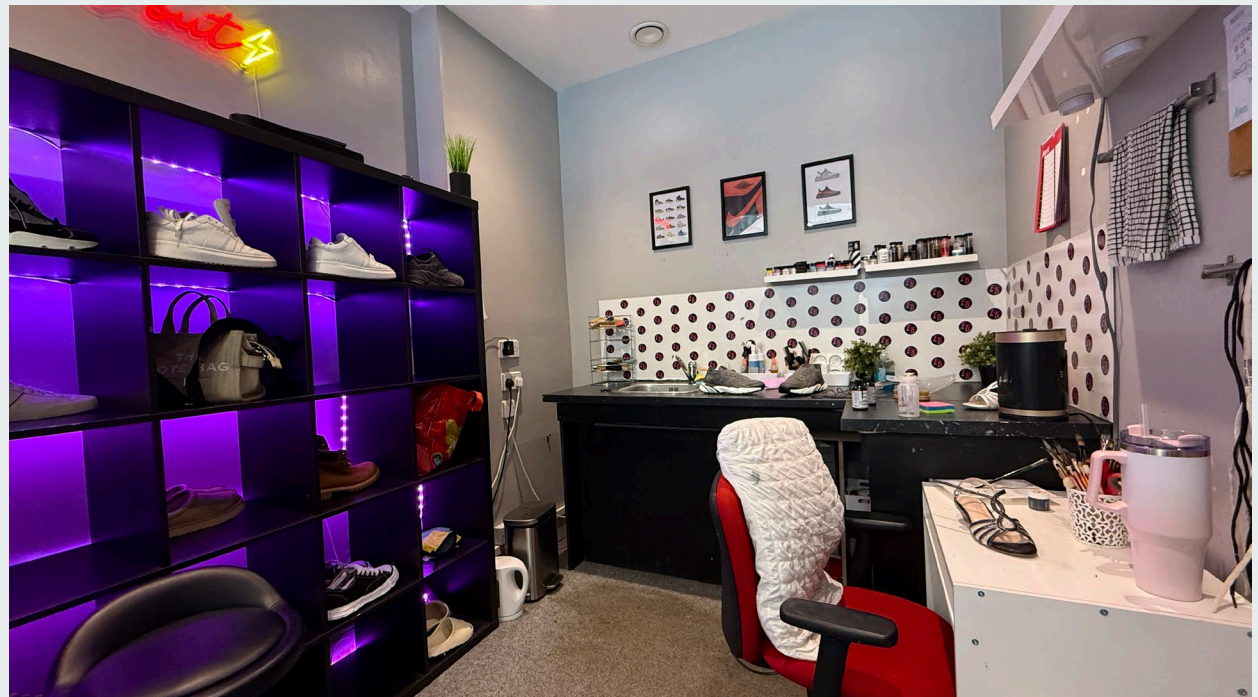
The surrounding area is given over predominantly to commercial usage with nearby occupiers including Slater Hogg and Howieson, McMaster Jewellers, Collectique Falkirk and The Broadway School of Performing Arts.

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.

DESCRIPTION:

The subjects comprise salon/retail premises arranged over the ground floor of a mid-terraced three storey building which is of traditional stone construction contained under a pitched and slated roof.

The retail frontage to Newmarket Street comprises a timber/glazed entrance door together with a timber framed display window.



Property Details

Internally the subjects are arranged to provide a front salon area, office/treatment room, staff room, kitchen and toilet facility.

The property is finished to a high quality standard throughout and would suit a range of salon, retail or office users.

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:

Ground floor - 58.77 sq m (632 sq ft)

RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £9,100 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property 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.

RENTAL:

Offers of £13,200 per annum exclusive are 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:-

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.