

TO LET / FOR SALE - RETAIL

11 DUNDEE COURT
FALKIRK, FK1 1PW



KEY HIGHLIGHTS

- 6,701 sq ft
- Located within the heart of Falkirk Town Centre
- 15 dedicated car parking spaces
- Neighbouring occupiers include Indigo Sun, Laurie Vets and Strathcarron Hospice
- Well-presented retail warehouse premises
- Situated on self-contained site extending to 0.36 acres
- Benefits from rear loading access

SUMMARY

Available Size	6,701 sq ft
Rent	£60,000 per annum
Price	Offers in excess of £725,000
Rates Payable	£15,873 per annum
Rateable Value	£33,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Standalone retail warehouse premises with self-contained first floor office on a site of 0.36 acres with 15 dedicated parking spaces together with appropriate loading access.

The ground floor is arranged to provide two principal showroom areas, with rear loading access, together with an office and appropriate staff/support sections.

The first floor provides a principal office/gallery area together with two toilet facilities.

LOCATION

The subjects are situated on the southern side of Dundee Court, lying to the west of Williamson Street and immediately south of Falkirk's pedestrianised High Street and adjacent to one of the town's main Pay and Display car parks.

Falkirk Grahamston & Falkirk High Railway Stations are situated a 10 minute walk away to the north and south.

Nearby occupiers including Indigo Sun, Laurie Vets, Lidl, Kwif Fit, B&M and KFC.

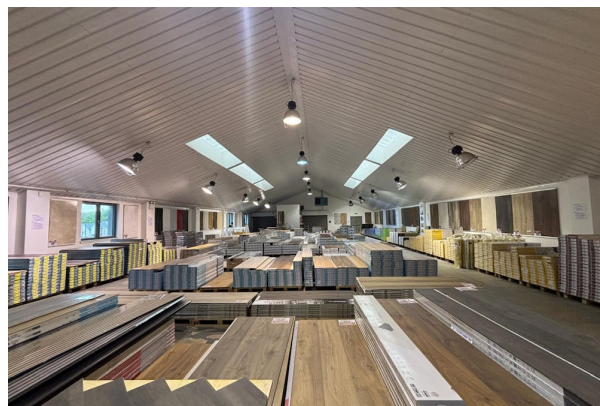
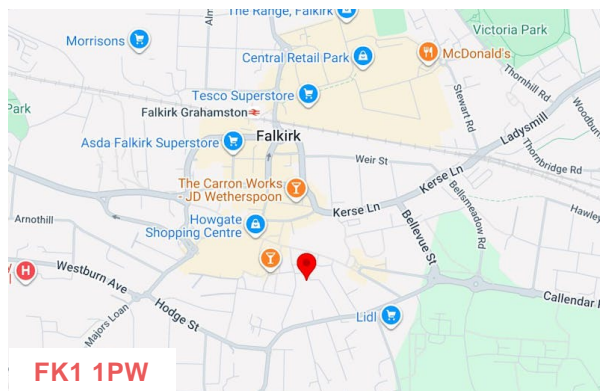
ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	6,701	622.54	Available
Total	6,701	622.54	

JOINT AGENT

Douglas Livingston
douglas@dl-pc.co.uk
07764 352 951



VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059 | 07717447897
gb@gmbrown.co.uk

Kerrie Currie

0141 212 0059 | 07778 431703
kc@gmbrown.co.uk