



TO LET

RETAIL

234 Grahams Road, Falkirk, FK2 7BH

Busy main road frontage

Existing lease until October 2024

Flexible internal accommodation

Passing rent £7,800 pa

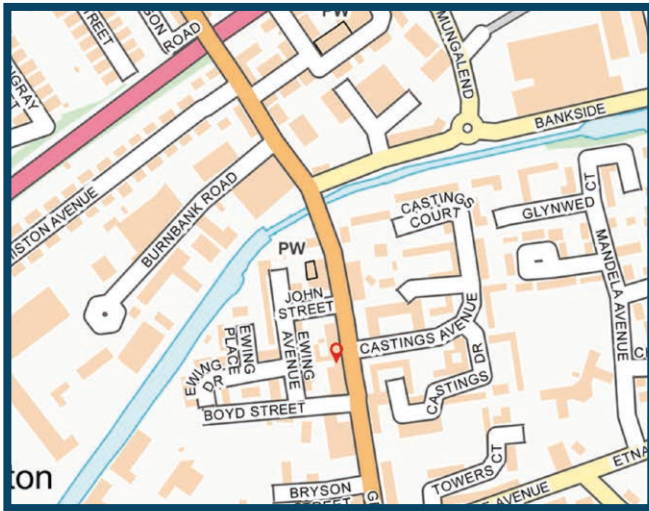
LOCATION:

The subjects are situated on the western side of Grahams Road in close proximity to its junction with Castings Avenue lying to the north of Falkirk town centre.

Grahams Road comprises a principle access route into Falkirk's town centre from the north and as such the property benefits from a prominent main road frontage. The surrounding area is given over to a variety of commercial, retail and residential usage with surrounding occupiers including The Polish Goods and Bakery Shop, Kudos and a variety of bars, restaurants and hot food takeaways.

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

The location of the subjects are shown on the appended plan.

**DESCRIPTION:**

The subject comprise a fully refurbished retail premises arranged over the ground and first floor of a two storey terraced building which is of a traditional stone construction contained under a pitched and tiled roof.

The retail frontage to Grahams Road comprises UPVC double glazed entrance door together with a single UPVC double glazed display window with roller shutters over.

Internally the ground floor is arranged to provide a main retail area with toilet facility with the first floor providing additional ancillary accommodation. The subjects are well presented, having been refurbished to a high standard.

ACCOMMODATION:

We summarise the accommodation net internal area as undernoted:-

Ground Floor – 31.9 sq. m (344 sq. ft.)
 First Floor – 29.7 sq. m (316 sq. ft.)

The above calculated area has been calculated for our agency purposes only and should be used for no other purpose.

RATEABLE VALUE:

Having regard to the Scottish Assessors Association website we note that the subjects are entered into the current Valuation Roll at a rateable value of £3,050.

The Small Business Bonus Relief Scheme was introduced on the 1st April 2008 and will remain in force for 2019/2020 and, given the rateable value of this suite, eligible businesses will benefit from 100% discount.

LEASE TERMS:

The subjects are presently let on a 10 year lease from 31st of October 2014 until 30th of October 2024 under a full repairing and insuring lease, the passing rental is £7,800 per annum, exclusive.

RENTAL:

Offers of £7,800 per annum exclusive are sought.

VIEWING:

Strictly by arrangement with the sole letting agents.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

ENERGY PERFORMANCE:

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

LEGAL EXPENSE:

Each party will be responsible for the payment of their own legal costs. The incoming tenant will be responsible for the payment of any LBTT, registration dues and VAT incurred.

OFFERS:

All offers should be submitted in strict Scottish Legal Form to the Falkirk Office.

FURTHER INFORMATION:

All offers should be submitted in strict Scottish Legal form to the following offices:

DM Hall LLP
 Unit 6a
 The Courtyard
 Callendar Business Park
 Falkirk
 FK1 1XR

Tel: 01324 628321

EMAIL: michael.mcintyre@dmhall.co.uk
 rachel.mccall@dmhall.co.uk

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

DATE OF ENTRY:

By agreement.

Ref: ESA2059

Date of publication: February 2020

**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.
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- (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.
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