

RETAIL PREMISES

TO LET/ FOR SALE

71 Manor Street,
Falkirk,
FK1 1NU

- Flexible retail/class 2 premises
- Busy town centre position
- Offers of £15,000 per annum exclusive or £150,000 invited.



LOCATION:

The subjects are situated on the southern side of Manor Street, to the west of its junction with Princes Street forming part of Falkirk's principal town centre.

Manor Street comprises a popular secondary retail/commercial location lying in close proximity to Falkirk's pedestrianised High Street with nearby occupiers including McMahon Opticians, Skills Development Scotland and Taylors Furniture. A number of bars and restaurants are also situated on Manor Street including Aitkens Bar, Moonlight Kitchen and Christies.

Falkirk itself comprises an important town within central Scotland forming the main administrative centre for the surrounding district and as such it provides extension retail, leisure and local government facilities. The town's position ensures that Falkirk benefits from excellent transportation links to the remainder of the country with the town having a resident population of over 35,000 people and a district catchment of 56,000.

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

DESCRIPTION:

The subjects comprise retail/class 2 premises arranged over the ground floor of an end terraced single storey building which is assumed to be of rendered brick/block construction. The front roof section is of a pitched and slated design with the rear assumed to be of a flat felt clad nature.

The frontage to Manor Street comprises an aluminium/glazed entrance door together with a series of aluminium display windows.

Internally the subjects provide an open plan retail/class 2 area together with a kitchen, ladies, gents and disabled toilet facilities.

Space heating is provided by a series of wall mounted radiators, served from a gas fired boiler.

ACCOMMODATION:

The subjects extend to a net internal area of

144.96 sq m (1,560 sq ft)

RATEABLE VALUE:

Having regard to the Scottish Assessors Association Website we note that the subjects are entered in the current Valuation Roll at Rateable Value £23,000.

PRICE:

Offers of £150,000 are sought.

LEASE TERMS:

The subjects are offered on normal full repairing and insuring terms for a period to be negotiated incorporating rent reviews at appropriate intervals.

RENTAL:

Offers of £15,000 exclusive are sought.

VIEWING:

Strictly by arrangement with the sole agents.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) can be made available on 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 all LBTT, registration dues and VAT incurred.

OFFERS/ 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

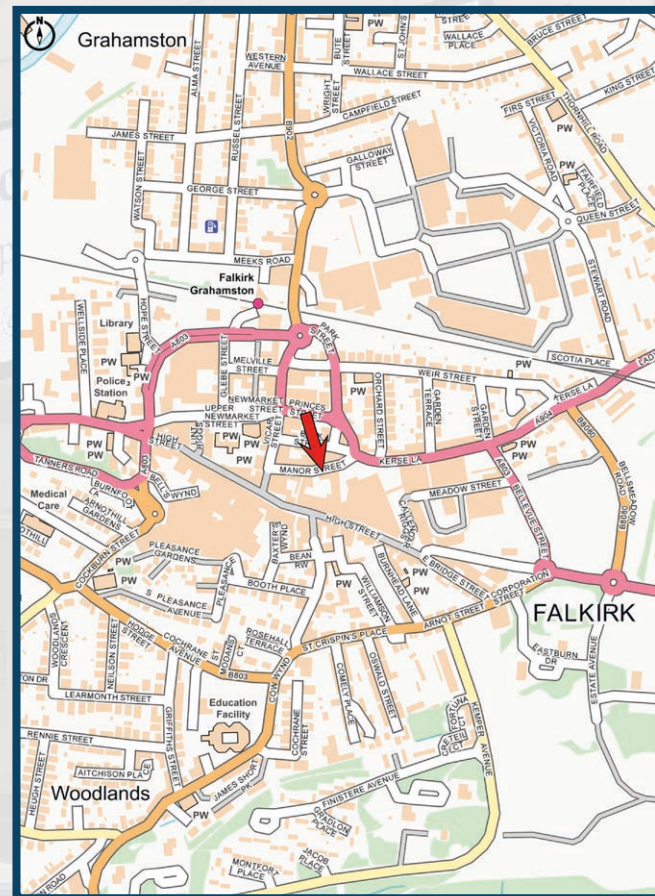
You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

DATE OF ENTRY:

By agreement.

Ref: ESA2488

Date of publication: September 2021

**IMPORTANT NOTE**

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