



RETAIL/INVESTMENT

FOR SALE

19A & 19B KIRK WYND,
FALKIRK, FK1 1LZ

- Two attractive retail premises
- Prominent town centre location
- 19A let unit December 2025 at £13,000 pa exclusive
- 19B occupied under licence
- Available combined or individually

LOCATION:

The subjects are situated on the eastern side of Kirk Wynd, directly opposite its junction with Manse Place, forming part of the northern section of Falkirk's principle town centre.

In this respect, the subjects occupy a good secondary retail position in terms of the town centre, with nearby occupiers including the Clydesdale Bank, Subway and Cats Protection.

Falkirk itself comprises an important town within central Scotland, forming the main administrative centre for the surrounding district and as such providing extensive retail, leisure and local government facilities. The towns position ensures that Falkirk benefits from excellent transportation links to the remainder of the country with the M9 & M876 lying to the east and west respectively.

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

DESCRIPTION:

The subjects two ground floor retail premises which are contained within a mid-terraced, 3 storey Art Deco style building which incorporates a marble fascia at ground floor level, under a pitched and slated roof.

Each of the properties incorporates a full retail frontage comprising aluminium/ glazed entrance door and aluminium framed display windows.

Internally each property is finished to a similar standard throughout providing a main retail area together with appropriate rear storage and support sections.

ACCOMMODATION:

We would summarise the accommodation as undernoted:-

Unit	Sq M	Sq Ft
19A	132.81	1,430
19B	120.17	1,294

RATEABLE VALUE:

Having regard to the Scottish Assessors Association website we note that the subjects are entered into the current Valuation Roll as follows:-

19A - £26,000
19B - £25,750

LEASE TERMS:

19A Kirk Wynd is presently let to Baby Steps 20+ SCIO on a 5 year lease from the 23rd December 2020 at a passing rental of £13,000 per annum exclusive. The lease is framed on a full repairing basis, subject to a schedule of condition.

19B Kirk Wynd is presently occupied by Baby Steps 20+ SCIO under a licence to occupy from the 1st June 2022. The licence is for an initial 6 month period, continuing on a monthly basis thereafter until either party serves 1 months' notice to quit. The licensee is responsible for the payment of the service charge.

PRICE:

Offers of £330,000 are invited.

Consideration will also be given to the sale of individual units, subject to agreeing suitable terms.

VIEWING:

Strictly by arrangement with the sole marketing 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.

OFFERS/FURTHER INFORMATION:

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

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

Tel: 01324 628321

michael.mcintyre@dmhall.co.uk
juliet.robertson@dmhall.co.uk

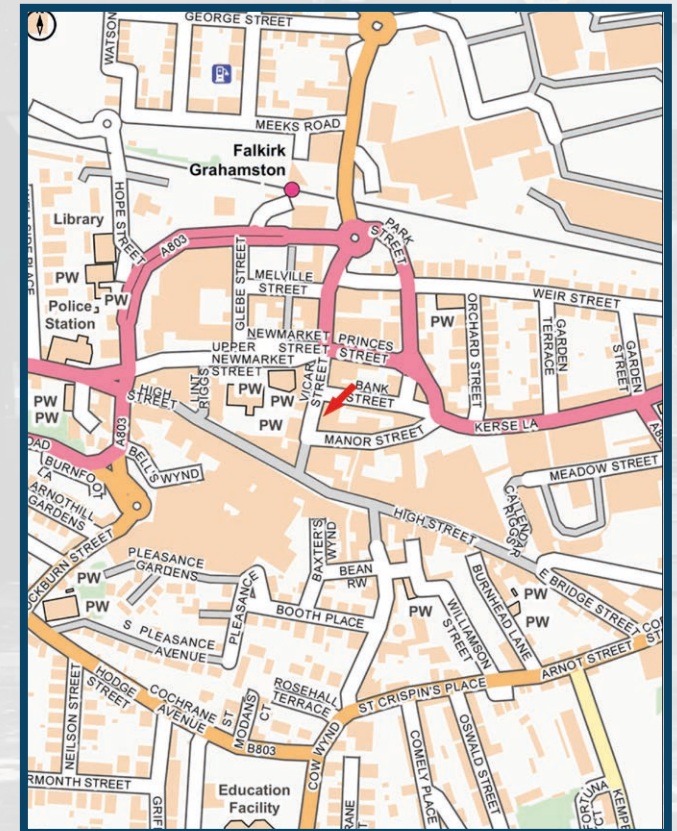
You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

DATE OF ENTRY:

By agreement.

Ref: ESA2864

Date of publication: October 2022

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