

DM HALL

To Let

Office/Class 1A
Premises

4 Wellside Place,
Falkirk,
FK1 5RL



54.8 sq m
(588 sq ft)

Property Details

- Town centre office premises
- Close proximity to Falkirk Grahamston train station
- Offers of £6,500 per annum exclusive are sought

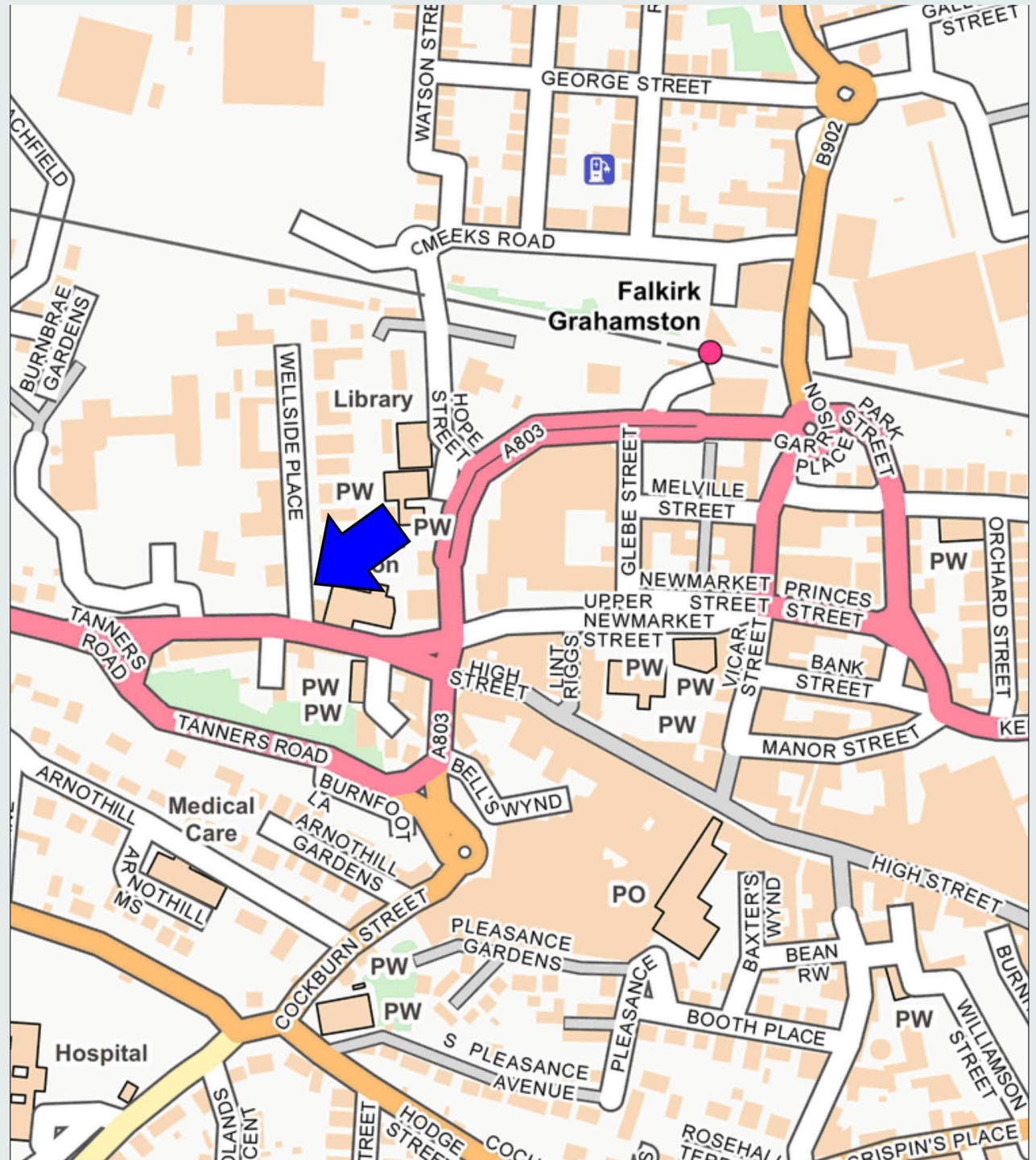
LOCATION:

The subjects are situated to the southern end of Wellside Place, on its eastern side lying to and forming part of the western periphery of Falkirk's main town centre.

The surrounding area is given over to a variety of commercial and residential usage with nearby occupiers including Kerr Stirling Solicitors, Wellside Kindergarten Falkirk Council Social Services.

Wellside Place provides easy access to Falkirk town centre and surrounding road network with the subjects also lying a short walk from Grahamston railway station.

Falkirk itself comprising an important town within central Scotland lying mid-way between Glasgow and Edinburgh, forming the main administrative centre for the surrounding district. As such the town provides extensive retail, leisure and local government facilities having a residential population of over 30,000.



Property Details

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

DESCRIPTION:

The subjects comprises flexible accommodation contained on the ground floor of an end terraced two storey building which is of a traditional stone construction, contained under a pitched and slated roof. The property extends to a single storey rear projection which is of a similar stone construction contained under a felt clad roof.

Internally the office is arranged to comprise 3 office rooms together with a kitchen and toilet facility.

ACCOMMODATION:

We would summarise the subject's net internal area as undernoted:

54.8 sq. m (588 sq. ft.)

PROPOSAL:

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

Offers of £6,500 per annum exclusive are sought.

VIEWING:

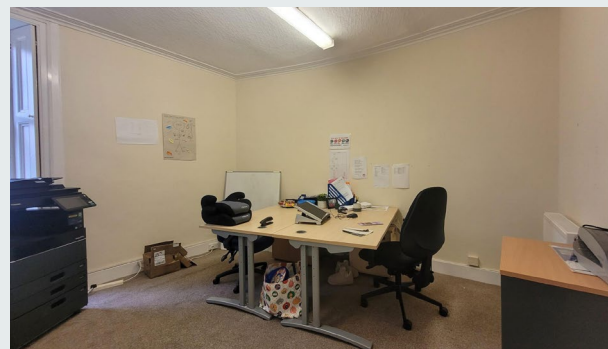
Strictly by arrangement with the sole letting agents.

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.



Property Details

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £6,000 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

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DM HALL



Regulated by
RICS

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.